

Town of Beatty Area Plan

Gateway to Death Valley



APRIL 12, 2014

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Cover photo "Beatty from Beatty Mountain courtesy of Richard Stephens.

BOARD OF COUNTY COMMISSION RESOLUTION NO. 2014-XX

A RESOLUTION ADOPTING AND CERTIFYING THE BEATTY, NEVADA AREA PLAN AS A PART OF THE NYE COUNTY COMPREHENSIVE/MASTER PLAN

WHEREAS, the Beatty Town Advisory Board, in accordance with Nevada Revised Statutes (NRS) 278.150 to 278.220, inclusive and with the assistance of the residents of Beatty, the State Lands Department, Nye County Planning Department, the Nye County Nuclear Waste Repository Project Office (NWRPO) and Nye County have worked towards creating an Area Plan for Beatty as an amendment to the adopted Nye County Comprehensive/Master Plan dated June 7th, 2011; and

WHEREAS, the Beatty Town Advisory Board presented the endorsed and certified Beatty Area Plan to the Nye County Board of County Commissioners at a public hearing held on _____, 2014 in accordance with NRS 278.220 and after considering staff and public comment, adopted by Resolution 2014-XX the Beatty, Nevada Area Plan as part of the Nye County Comprehensive/Master Plan by an affirmative vote of not less than two-thirds of the total membership of the Board as follows:

Ayes:

Nays:

Abstain:

Absent:

NOW, THEREFORE, IT IS HEREBY RESOLVED that the attached copy of the Beatty Area Plan with accompanying charts, drawings, diagrams, maps, reports and other descriptive materials covering the following subject matters, maps and exhibits or portions thereof as are appropriate to Beatty: 1. Introduction, 2. History, 3. Community Profile, 4. Land Use Plan, and 5. References is hereby adopted, endorsed and certified as the master plan adopted for the territory covered and as an amendment to the 2011 Nye County Comprehensive/Master Plan and that each of the attached materials contains the identifying signatures of the Chairperson and Ex Officio Clerk of the Board.

///

NOW, THEREFORE, IT IS HEREBY RESOLVED that the document entitled “Beatty Area Plan” is hereby adopted in its entirety along with exhibits and maps. The Beatty Area Plan is hereby established to conserve and promote the public health, safety and general welfare of the citizens of Beatty. The Beatty Area Plan will guide future land use decisions without restricting the use of private property or placing any limitations on any current land uses or prohibit the county from entering into any development agreement or land use application that might modify this plan.

DATED this _____ day of _____ 2014.

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF NYE, STATE OF NEVADA:

ATTEST:

Dan Schinhofen, Chairman
Board of County Commissioners

Sam Merlino, County Clerk and Ex-Officio
Clerk of the Board

ACKNOWLEDGMENTS

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Erika Gerling, Treasurer
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Carrie Radomski - Secretary

THE FOLLOWING ARE GRATEFULLY ACKNOWLEDGED FOR THEIR CONTRIBUTIONS TO THIS PLAN:

Cheryl Beeman, Nye County Planning
TerraSpectra Geomatics, mapping and report compilation
Joni Eastley, Assistant Nye County Manager
Brent Farr, Farr West Engineering
Joanie Jarvis – Past Beatty Town Advisory Board member
Justin LaPorte, Past Vice Chair Beatty Town Advisory Board
Suzy McCoy, Beatty History and Preservation Information
Ingrid McKagan, Farr West Engineering
Kitty Shubert – Past Beatty Town Advisory Board member
Richard Stephens, Photography
Lamar Walters – Past Beatty Town Advisory Board member
Beatty Water & Sanitation District
Nye County Nuclear Waste Repository Project Office

The steering committee would like to give special recognition to the late Bert Bertram for his invaluable contributions to this plan and to the Beatty community.

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EXECUTIVE SUMMARY

Beatty is an unincorporated town located in the southern portion of Nye County, Nevada. It has a small, rural population of about 1,010¹ people. Beatty covers a large geographic area, about 700 square miles², most of which are public lands under the stewardship of the Bureau of Land Management (BLM). The majority of the town's population is located within the densely subdivided original historical townsite or within large rural parcels located in the Oasis Valley and the Bullfrog Hills.

Prior to development of this Beatty Area Plan (referred to hereafter as Plan), planning criteria for Beatty only existed under the provisions of the Nye County 2011 Comprehensive/Master Plan, amended and adopted on June 7, 2011. The Nye County 2011 Comprehensive/Master Plan provides for and encourages the development of community-specific area plans that are suited to the community's particular needs and stage of development.

The purpose of this Plan is to provide a guide for the physical development of Beatty over time. Beatty's challenge is to influence the development of the community by putting into place goals and implementation policies that will encourage the type of growth and development envisioned by the residents. The Plan builds on the foundations established within the Nye County Comprehensive Master Plan by providing additional statements of planning policy that are specifically applicable to Beatty.

This document is the Plan for Beatty and its environs, consisting of attainable goals, policies and maps that serve to help protect the health, safety and welfare of the citizens of Beatty, enhance their economic opportunities, and preserve their quality of life. This Plan will assist appointed and elected officials in evaluating proposals for development, scheduling and locating community improvements, and financing of capital improvements.

The Plan will also be used as a vehicle to communicate the community's desires related to the use of the surrounding federally managed public lands with federal land management agencies. This plan meets the requirements as prescribed within NRS § 278.160.³ It will function as an official public document, as recommended by the Beatty Town Advisory Board and adopted by the Nye County Board of County Commissioners as an amendment to the June 7th, 2011 Nye County Comprehensive/Master Plan.

¹ 2010 Census, Profile of General Population and Housing Characteristics, Beatty CDP.

² The Beatty planning effort began in early 2008, however, the process encountered setbacks when it was discovered that the boundary for the town of Beatty had not been perfected. This matter was resolved on January 3, 2011 when the Nye County Board of County Commissioners adopted Nye County Ordinance 401 which approved and adopted the formation of the unincorporated town of Beatty.

³ Nevada Revised Statutes (NRS) Chapter 28 – Planning and Zoning, Section 160 – Subject Matter of Master Plan

ACRONYMS

ACA	Airport Critical Area
ACEC	Area of Critical Environmental Concern
ADA	Americans with Disabilities Act
APA	Agricultural Production Area
BEDC	Beatty Economic Development Corporation
BG	Bullfrog Goldfield railroad
BGID	Beatty General Improvement District
BHC	Beatty Habitat Committee
BLD	Beatty Library District
BLM	U.S. Bureau of Land Management
BOCC	Nye County Board of County Commissioners
BTAB	Beatty Town Advisory Board
BVAS	Beatty Volunteer Ambulance Service
BVFD	Beatty Volunteer Fire Department
BWSD	Beatty Water and Sanitation District
CAFO	Concentrated Animal Feed Operations
CDP	Census Designated Place
CFR	Code of Federal Regulations
CUF	Community and Utility Facilities
DOE	Department of Energy
DVNP	Death Valley National Park
EMS	Emergency Medical Services
EPA	U.S. Environmental Protection Agency
FAA	Federal Aviation Administration
FLPMA	Federal Land Policy and Management Act of 1976
GIS	Geographic Information System
HDA	Historical Development Area
ISDS	Sewage/Septic Disposal Systems
LDR	Low Density Residential
LV&T	Las Vegas and Tonopah railroad
MFR	Multiple Family Residential
MHP	Manufactured Home Park
MUA	Multiple Use Area
NCC	Nye County Code
NCDC	National Climatic Data Center
NCSO	Nye County Sheriff's Office
NDEP	Nevada Division of Environmental Protection
NDOT	Nevada Department of Transportation
NHP	Nevada Highway Patrol
NNSS	Nevada National Security Site
NPS	National Park Service
NRS	Nevada Revised Statutes
NAFR	Nellis Air Force Range
NREL	National Renewable Energy Laboratory

NTS	Nevada Test Site
NTTR	Nevada Test and Training Range
OPR	Open Space, Parks and Recreation
OSP	Open Space/Parks
PEIS	Programmatic Environmental Impact Statement
PTA	Parent Teacher Association
PUF	Public Use Facility
PWS	Public Water System
R&PP	Recreation and Public Purposes
RCA	Resource Conservation Area
RDA	Rural Development Area
RDR	Rural Density Residential
RIA	Rural Industrial Area
ROD	Record of Decision
RMP	Resource Management Plan
RV	Recreational Vehicle
SEZ	Solar Energy Zone
SPD	Special Plan of Development
SFR	Single Family Residential
SMA	Special Management Area
SRMA	Special Recreation Management Area
SWDA	Safe Water Drinking Act
SWPA	Source Water Protection Area
T&T	Tonopah and Tidewater railroad
TNC	The Nature Conservancy
TTR	Tonopah Test Range
US 95	U.S. Highway 95
USGS	U.S. Geological Survey
VFW	Veterans of Foreign Wars
WA	Wilderness Area
WHPA	Wellhead Protection Area
WSA	Wilderness Study Area

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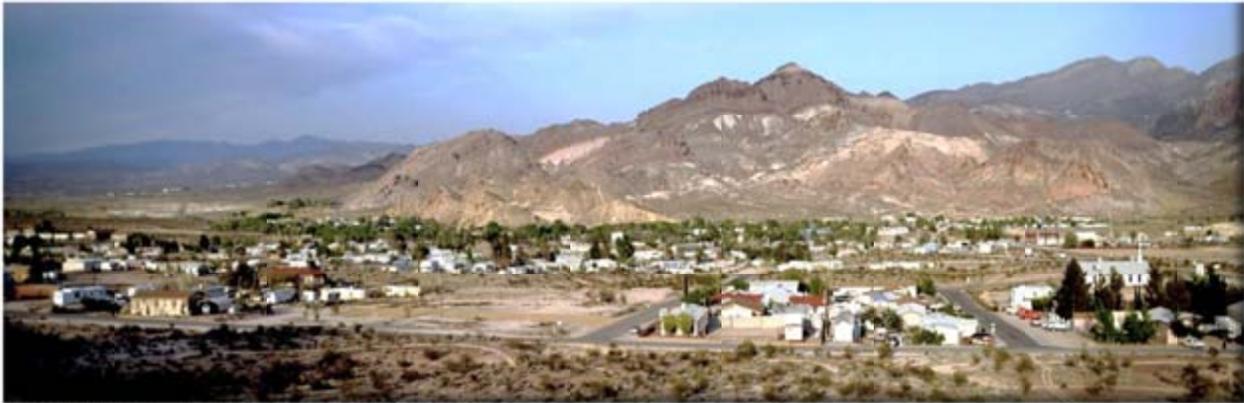
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Disclaimer: Due diligence has been exercised to ensure the accuracy of the information shown in text documents, maps, charts and other materials (collectively, the "data") produced in this plan. However, the Beatty Town Advisory Board makes no warranty or representation, express or implied, as to the use, accuracy, or interpretation of the data presented in this plan. The data is provided for informational purposes and is intended as a tool for planning only. Before relying on these data, the user should contact the Beatty Town Advisory Board or other appropriate source to review the official records of the organizations and confirm that the data is current.

APPROPRIATE USE: The maps are for illustrative purposes and are intended as a tool for planning only. For other uses, contact the appropriate data sources for guidance.

CHAPTER 1 - INTRODUCTION



Beatty townsite. Photo credit: Richard Stephens.

The Beatty Area plan (Plan) covers the entire area within the unincorporated town boundary (Figure 1), which encompasses approximately 453,000 acres or 708 square miles. Beatty is located in southwestern Nye County, Nevada and is ideally situated along U.S. Highway 95 (US 95), the main highway between Las Vegas and Reno. Beatty is about 90 miles south of Tonopah, 70 miles north of Pahrump and 120 miles northwest of Las Vegas. Beatty is known as the “Gateway to Death Valley” with State Route 374 providing a direct entry to Death Valley National Park located about eight miles to the west.



Beatty has a rich and dynamic history, with boom and bust cycles in mining, railroads, and nearby federal installations, such as the Nevada National Security Site and the Nevada Test and Training Range. While Beatty is no longer a thriving railroad center, it is a tourist destination, serves travelers on US 95, and provides necessary services to its residents and community.

WHY PLAN?

Planning is the process by which a community expresses its preferred future and develops recommendations to guide its future development. It is a road map describing the destination and the paths to be taken to reach it. Overall goals for the future of the community are established in the form of a vision statement. Goals, policies and objectives to support the community’s vision are established through a public planning process. This process enables community leaders, citizens and businesses to have a meaningful role in developing the blueprint of the community’s strategies to achieve its goals and to guide the community toward the future.

“DESTINY IS NOT A
MATTER OF CHANCE;
IT IS A MATTER OF
CHOICE”

WILLIAM JENNINGS
BRYAN

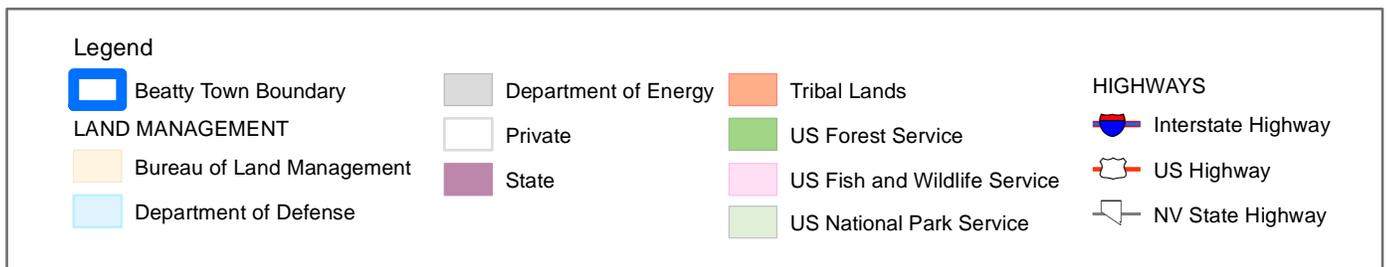
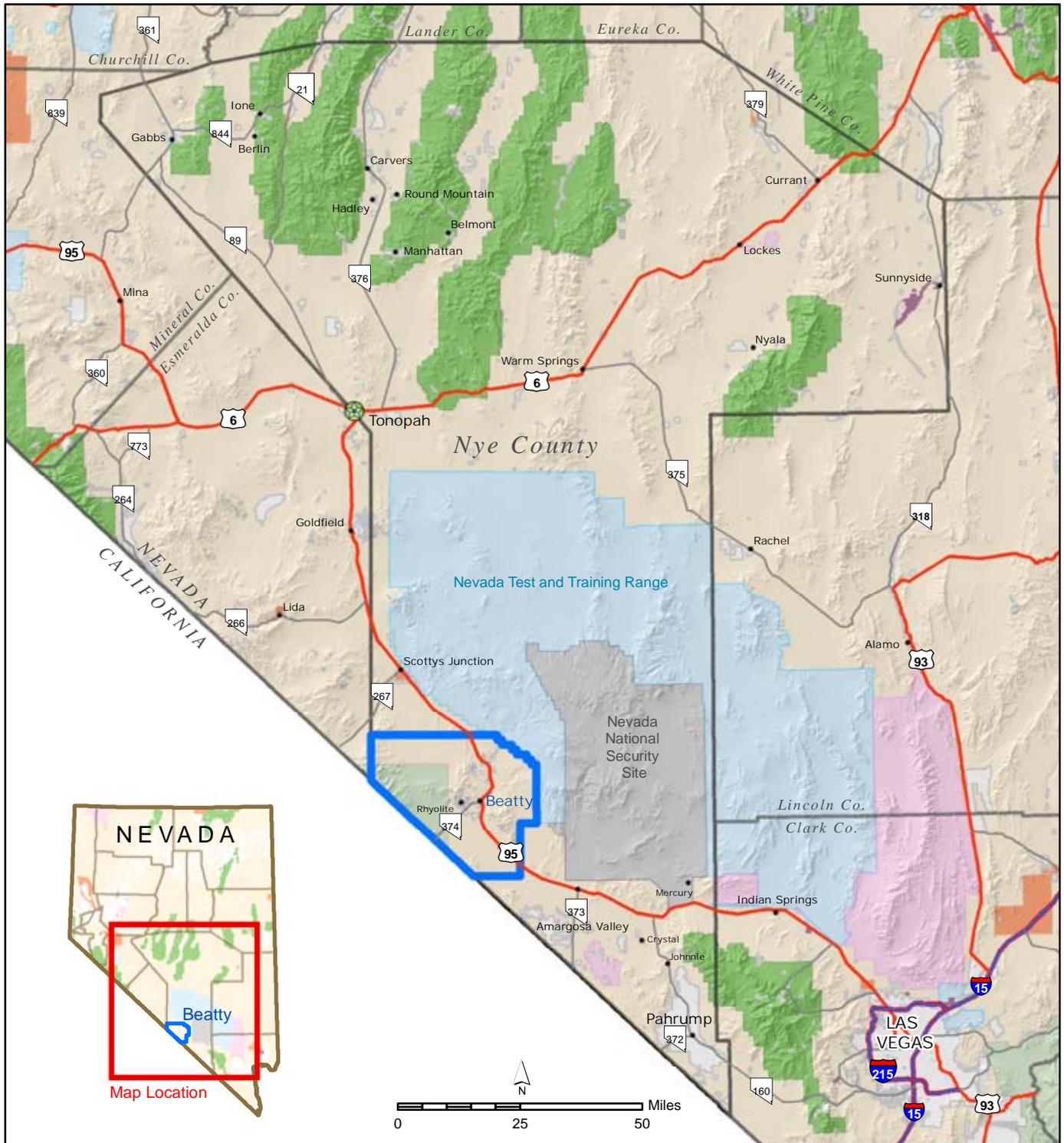


Figure 1. Unincorporated Town of Beatty, Nevada Location map.

In order to allow Nye County communities to address specific planning needs, the Nye County 2011 Comprehensive/Master Plan provides for and encourages the development of community-specific area plans. The area plan process allows refinement of countywide goals and policies to address issues unique to the community.

BEATTY AREA PLAN BACKGROUND

The citizens of Beatty have chosen to engage in long-range planning and to take control over their town's destiny, rather than simply react to change. This type of long-range planning comes about only if a community has a vision of what it aspires to be. This Plan originated from the following vision for the town's future:

VISION

THE TOWN OF BEATTY WILL BE A PLACE WHERE OUR SMALL TOWN ATMOSPHERE WILL BE CAPITALIZED UPON, WHERE:

HISTORICAL SITES ARE PRESERVED,

NATURAL BEAUTY IS PROTECTED AND RESOURCES ARE CONSERVED,

OUR ROLE AS THE "GATEWAY TO DEATH VALLEY" WILL BE EMBRACED,

ECONOMIC AND EDUCATIONAL OPPORTUNITIES WILL BE EXPANDED.

ORDERLY GROWTH AND DEVELOPMENT WILL BE ENCOURAGED.

THE RESULT WILL BE A COMMUNITY WHERE FAMILIES LIVE, WORK AND PLAY IN HARMONY.

The Town's challenge is to shape its future by putting into place goals and policies that will encourage the types of growth envisioned by the residents of Beatty. The Plan is the result of many hours of consideration and input from the community's residents and leaders and is based on planning policy knowledge and advice, as well as the community's expressed needs and desires. The Plan involves citizen input from a variety of forums, including a citizen's steering committee, workshops, public hearings and written comments, in an effort to answer four basic questions:

Where has Beatty been in the past?

Where are we heading?

Where do we want to go?

How do we get there?

This Plan is a public statement of how the community intends to grow to meet its vision for the future. As part of the process, the Beatty Area Plan Steering Committee worked to identify issues and needs, strengths and weaknesses, and opportunities and constraints for their community, which are listed in the following sections.

BEATTY PLANNING ISSUES AND OPPORTUNITIES

There are several factors that influence Beatty’s planning efforts:

- The town of Beatty spans about 453,000 acres, of which only about 10,650 acres are in private ownership. Private land comprises little more than 2% of Beatty’s total land area. The remaining land (approximately 98%) is public land managed by federal and state agencies (Figure 2). The predominance of public lands significantly influences community expansion and economic development.
- The Federal Land Policy and Management Act (FLPMA) of 1976 requires the BLM to develop land use plans, also known as Resource Management Plans (RMPs), to guide the BLM’s management of public lands and to coordinate those land use management activities with the land use planning programs of other agencies, States and local governments. The BLM Battle Mountain District Office and the Southern Nevada District Office are working to update their RMPs. The Town of Beatty is split between the Battle Mountain and Southern Nevada District Offices, necessitating coordination with two different BLM groups. The BLM RMP planning area boundaries for the two districts in Beatty are shown in Figure 2.
- Located at the junction of US 95 and State Route 374, Beatty is trademarked as Nevada’s “Gateway to Death Valley”. This status provides Beatty with many opportunities related to tourism.
- The Amargosa Toad is unique to the Oasis Valley and Beatty area. It is found along a 10-mile stretch of the Amargosa River and upland springs, along with other flora and fauna that are native or unique to the area. This is also a “flyway” for migrating birds and is the nesting-ground for numerous seasonal and year round resident birds.⁴
- The final Solar Programmatic Environmental Impact Statement (PEIS) identified one Solar Energy Zone (SEZ) within the Beatty town boundary, increasing the likelihood of this site as a future solar renewable energy project.⁵
- The Beatty Open Space Plan, adopted on November 3, 2009, focuses on areas of special concern, such as the community interface along the Amargosa River and the Rhyolite townsite.⁶
- The possibility of the Department of Energy (DOE) siting the Yucca Mountain Project, a geologic repository for high-level nuclear waste nearby.⁷ Associated with the Yucca Mountain Project is a proposed route to transport the nuclear waste by rail along the proposed “Caliente-Mina” corridor through the Oasis Valley crossing the headwaters of the Amargosa River.⁸

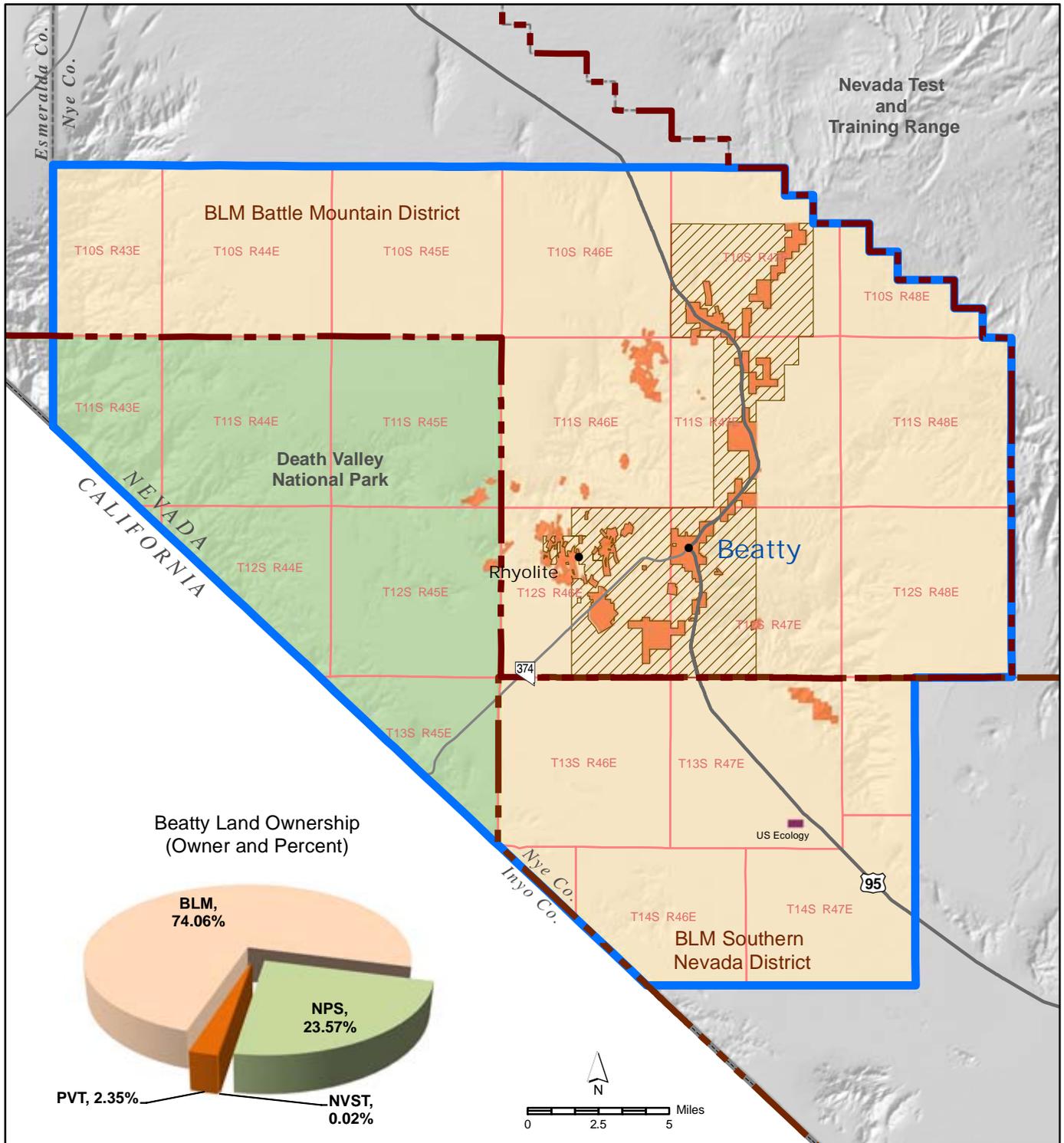
⁴ Written by Shirley Harlan, retrieved from URL: <http://www.beattynv.info/habitat.html> on June 13, 2012.

⁵ The PEIS was developed by the Department of Energy and Bureau of Land Management. The Solar PEIS planning effort focused on identifying locations on BLM lands that are most suitable for solar energy development. These areas are characterized by excellent solar resources, good energy transmission potential and relatively low conflict with biological, cultural and historic resources. The Amargosa Valley Solar Energy Zone (SEZ) is the only SEZ identified for Nye County and its proposed location is shown on the Beatty Future Land Use map (Figure 10).

⁶ STANTEC Consulting, Inc., 2009

⁷ DOE, 2008a,b.

⁸ DOE, 2008c



SOURCES:
 Land ownership/management from BLM GIS dataset to display ownership in Nevada (nvlandowner.gdb) dated 2/21/2012. Lands identified as suitable to be considered for disposal from the BLM GIS dataset (nv_disposal) dated 5/5/2005. Some parcels that have been sold or withdrawn have been updated using the master title plats, LR2000 and case files.

Legend

BLM Planning Areas	Bureau of Land Management (BLM)
BLM Disposable Lands	National Park Service (NPS)
Beatty Town Boundary	State of Nevada (NVST)
LAND OWNERSHIP/MANAGEMENT	
	Private (PVT)

Figure 2. Town of Beatty Land Ownership and Management

KEY PLANNING PRINCIPLES

Through multiple town meetings the community identified core values that underlie the following key planning principles used to develop this Plan:

Our Community Identity

- Protect and enhance Beatty's community identity and promote the historical downtown as the community focal point.
- Protect Beatty's small town charm by concentrating development in a compact manner within the original townsite where infrastructure is available to support development.
- Preserve significant historic buildings and encourage integration of historic buildings into new developments.
- Enable the community to maintain the characteristics that make it a desirable location to live, work and raise a family.

Our Growth and Development

- Promote development within the Historic Townsite, infill development and a mix of uses thereby maximizing use of existing infrastructure.
- Improve the variety of commercial establishments in the community and ensure their appropriate location.
- Encourage the rural lifestyle by preserving very large lot areas for ranching and other agricultural uses.
- Encourage continued community health and development and promote economic diversification by developing the Beatty Airport and Bullfrog industrial park, tourism/eco-tourism, mining, agriculture and renewable energy resources.
- Identify and protect critical areas of open space, wildlife habitat and significant natural and historic resources, while accommodating new growth in a manner which maximizes the use of existing infrastructure, encourages all transportation opportunities and creates housing and job opportunities for residents of all ages and income levels.
- Continue to promote Beatty's identity as a leading tourist destination, and ensure that historical and cultural resources associated with Beatty's mining and railroad history are protected and preserved.

Our Community Services and Facilities

- Support and enhance educational opportunities within the community.
- Provide for local preventive health care facilities, sheriff and fire protection within the community, and development of emergency medical care facilities.
- Manage growth in a cost-effective manner that will allow public services and facilities to keep pace with development without undue burden on the Town or County's resources.
- Encourage development of the Beatty Airport as a future regional commercial and transportation hub.

Our Physical Environment

- Protect the night skies, scenic views and vistas, and sensitive natural areas.
- Develop a system of trails and open spaces through the use of riverbed, easements and rights-of-way.
- Protect Beatty's water resources, including removal of invasive plants and animals (i.e., bullfrogs, crayfish and tamarisk).
- Promote and protect Beatty's Audubon Important Bird Area designation.
- Ensure continuous monitoring for detection of any possible environmental impacts related to the Nevada National Security Site legacy and on-going activities (e.g., off-site tritium migration).

These key planning principles provided a framework for developing goals and policies that reflect Beatty's needs and values. The Plan will help guide the community on a plan of action to meet the community's goals and vision.

The Plan is also a guide for land use decisions. Development proposals should attempt to achieve consistency and should conform to the adopted Plan. The Plan is part of Nye County's Comprehensive Master Plan and provides policies and a long-range physical development guide for elected representatives and citizens engaged in community development. The Plan will serve to facilitate and guide communication between community residents, government officials and elected representatives.

Beatty residents have chosen to develop goals and policies that will enhance unique characteristics of the community and provide for the necessary facilities and services. The goals and policies promote concentrated activity in the Historical townsite while preserving the historical, cultural and ecological environs and the scenic vistas, viewsheds and the dark nighttime skies. The Beatty Area Plan addresses the Land Use Plan, as defined by the NRS § 278.160.

The **Land Use Plan** provides an inventory and classification of types of existing land uses. A key element of the Land Use Plan is a future land use map and land use designation descriptions. It also includes designations for the use of public lands within the town boundary. The goal of the future land use map is to provide a general pattern for the location, distribution and character of the future land uses within Beatty's town boundary. As a guideline, the future land use map is not a zoning document, but rather a reflection of the community's vision of its future self.

AREA PLAN IMPLEMENTATION

Implementation of the Plan will be directed by the BTAB through recommendations to the BOCC.

The Plan recommendations for goals and policies are guidelines which cannot be implemented by adoption of the Plan alone. Concurrent with, or subsequent to Plan adoption a series of implementation programs must be initiated if the recommendations of the Plan are to become a reality.

Implementation of the Plan will come about through the use of: Development Agreements⁹, division of land regulations and other mechanisms such as Capital Improvement Programs. In order to preserve the integrity of the Plan and to insure that it will reflect the changing needs of residents of Beatty, it shall be the policy of the BTAB that:

- Plan policies will be used to guide the implementation of related Town ordinances and resolutions.
- All ordinance changes or Capital Improvement Programs shall be reviewed for conformance with the expressed goals, policies and maps of the Plan.
- The Plan should be reviewed on a periodic basis (minimally every five years is recommended) to ensure that the policies and programs contained in the Plan are consistent with changing trends and conditions and to better reflect the goals and needs of the community.
- Requests for plan amendments may be made by the general public, the BTAB, Town staff, or through a recommendation from the BOCC.
- BTAB will consider making recommendations on an annual basis to the BOCC as a means of furthering the progress of the plan.

Planning is continuous and it is long-term. Successful communities must continually be shaped and guided. A community must actively manage its growth and respond to changing circumstances if it is to meet the needs of its residents and retain the quality of life that initially attracted those residents to the community. The Plan should be regularly reviewed and revised as new information becomes available and as community needs and values change.

⁹ Development Agreements are sometimes used in instances where a landowner wishes to guarantee that the rules and regulations governing the development of land will remain fixed during the life of a prospective development proposal. The landowner or developer has an incentive to voluntarily enter into a development agreement with the County due to the prospect of the County adopting regulations and land use restrictions that would apply to said properties. The Development Agreement becomes a flexible negotiating instrument whereby the developer may offer specified concessions in order to obtain community buy-in and necessary approvals and permits.

CHAPTER 2 – HISTORY



A Western Shoshone camp around 1890. Photo credit: Nevada Historical Society.¹⁰

NATIVE AMERICAN HISTORY – THE WESTERN SHOSHONE LEGACY

Before the arrival of non-indigenous people in the 19th century, the Beatty area was home to small groups of Western Shoshone. The Western Shoshone practiced a hunting and gathering way of life. They lived as semi-nomads, moving within a defined geographical area where wild plants and game were available. Around 1875, there were six camps of Shoshone Indians in the immediate vicinity of Beatty; the camps were located along the Amargosa River in Oasis Valley and in the flat at the Beatty historic townsite.¹¹

Beginning in the second half of the nineteenth century, incursions of non-indigenous explorers, prospectors and settlers into the Western Shoshone territory began to disrupt the traditional way of life. The loss or damage of many traditional plant collection sites, and the decimation of the already small population due to European diseases, took their toll. The remaining Western Shoshone who did not perish, congregated around the settlements that sprang up in the area. After the 1940's the Native American residents were dispersed to reservations at Walker Lake, Reese River, Duckwater and other areas, or were absorbed into Beatty itself.¹²

¹⁰ Retrieved from URL: http://museums.nevadaculture.org/new_exhibits/nhs-expeople/eth731.htm on July 14, 2013.

¹¹ A History of Beatty Nevada, Robert D. McCracken, 1992, page 9

¹² McCracken, 1992. p. 12



1907 Montgomery-Shoshone Mill. Photo credit: Library of Congress¹³

BEATTY, NEVADA – HEART OF THE BULLFROG MINING DISTRICT

In August of 1904, Shorty Harris and Ed Cross found gold in the Bullfrog Hills a few miles southwest of what was to become the town of Rhyolite. Word spread quickly of the new found riches. When Bob Montgomery heard about the Harris and Cross gold strike, he headed from Tonopah for Bullfrog on a \$75 grubstake; but he was unsuccessful and stayed only a few days. On his way back to Goldfield he stopped in Oasis Valley, where he met and hired a Shoshone Indian to help locate a claim in the new mining area. The Montgomery-Shoshone mine was founded and thus began one of the biggest and shortest lived gold rushes in the Death Valley area.

In 1904, Bob Montgomery purchased a large area of the Beatty Ranch to plat a townsite. While the nearby town of Bullfrog was in place, it had no water. With Montgomery's town, the miners and businessmen would have plenty of water, which made the townsite much more appealing. In 1905 Montgomery filed the first plat map of the community, and named his townsite Beatty, in honor of Montillius Beatty, the owner of the ranch purchased by Montgomery. Beatty became the supply center for all the other mining towns in the Bullfrog Mining District.

Railroads made their way to Beatty by October 1906. Even though mining was still a thriving enterprise in Beatty, it was soon known as the railroad town in the Bullfrog Mining District. The first of three railroads to arrive was the Las Vegas and Tonopah (LV&T) railroad. Fully scheduled service from Las Vegas to Beatty began on October 22, 1906, and Beatty celebrated by officially designating October 22 and 23 as Railroad Days. The LV&T passed through Beatty to the north, circling first to Rhyolite, then on to Goldfield. The LV&T ceased operations in October 1918.

The second railroad to reach Beatty was the Bullfrog Goldfield Railroad (BG), with service beginning on April 25, 1907. At Goldfield it connected with the Tonopah and Goldfield Railroad, which ran on to Tonopah. The BG traveled south through Beatty, passed through the Beatty Narrows, and circled around the south end of the Bullfrog Hills to Rhyolite. After 1914, the BG Railroad used the LV&T



1907 Panorama of Beatty. Photo credit: Library of Congress¹⁴

¹³ Prints and Photographs Division (ID: pan.6a13899r)

¹⁴ Prints and Photographs Division (ID: pan.6a13909r)



1907 Beatty rail lines. Photo credit: Library of Congress¹⁵

tracks from a point just south of Bonnie Claire to Goldfield, with the other tracks between Rhyolite and Goldfield being abandoned. The BG operated until January 1928.

The third railroad, the Tonopah and Tidewater Railroad (T&T), was operational on October 27, 1907. The T&T went as far as Gold Center, and then used the BG's tracks to travel on through the Beatty Narrows and into Beatty. All operations on the T&T ceased on June 14, 1940.

As early as 1906 Beatty was a center of travel. New roads were built between Beatty and the outlying towns. With passenger trains, stage coaches, and automobiles, it was possible to go just about anywhere from one convenient location.¹⁶ Access to an ice house, several hotels, saloons, newspaper, fresh produce, meat markets and general mercantile allowed Beatty to provide the basic necessities, including plenty of water.



Beatty's first ice plant. Photo credit: NPS

Beatty originated as a result of the Bullfrog-Rhyolite mining boom, which was based on the hope that the Bullfrog Hills gold deposits were rich and deep. Unfortunately, they were neither. As the gold ran out, other towns surrounding Beatty collapsed. Rhyolite, the booming mining town from 1904 to 1907 had lost most of its businesses by 1911, and by 1920 there were only 14 residents remaining. Of all the towns that were spawned by the Rhyolite boom, Beatty is the only one that remains. Beatty's accessibility and water supply made it possible for the small town to survive.

By 1942, Beatty was no longer a railroad hub. The tracks were pulled up by the Department of War for use in World War II. Beatty now had to depend on automobile traffic and the newly developed highways from Reno to Las Vegas. Although still a mining town, Beatty would start catering more to tourism. Known as the "Gateway to Death Valley" since 1933 when Death Valley was declared a National Monument, Beatty embraced tourism by expanding economic opportunities to provide restaurants, motels and information about area historic sites.

¹⁵ Prints and Photographs Division (ID: pan.6a07617r)

¹⁶ McCoy. "Beatty History." Retrieved from <http://www.beattynv.info/history.html> on April 25, 2013.

BEATTY'S ATOMIC HISTORY

The Nevada National Security Site (NNSS), formerly known as the Nevada Test Site (NTS), is a U.S. Department of Energy (DOE) reservation situated about 46 miles from Beatty. Established in 1950, and originally known as the Nevada Proving Ground, the site's primary mission was to test nuclear weapons. From 1951 through 1992 the DOE conducted 928 nuclear weapons tests.

The NTS was, and the NNSS remains, a remote site buffered from public access by vast federally controlled land masses that serve as a military gunnery range, as well as a protected wildlife refuge. This unique national resource is an outdoor laboratory and national experimental center occupying approximately 1,375 square miles, making this one of the largest secured areas in the United States. The site is bordered on three sides by 4,120 square miles of land comprising the Nevada Test and Training Range (NTTR), formerly the Nellis Air Force Range (NAFR) and the 624 square mile area of the Tonopah Test Range (TTR). The combination of the TTR, NTTR and the NNSS forms one of the largest unpopulated land areas in the United States.

There are more than 1,100 buildings, offices, laboratories, warehouses and training facilities at the NNSS site, valued at over \$700 million.¹⁷ Over the past forty-plus years, NNSS contractor employment has ranged from over 10,000 to as few as 1,541.¹⁸ Most facilities have been mothballed or abandoned due to cutbacks in programs at the NNSS.

Although the site no longer plays host to nuclear weapons tests, the DOE maintains the capability to resume testing and continues to use the site for a variety of national security needs.¹⁹ The NNSS is working to expand its mission in support of the nation's nuclear, energy and environmental security efforts.

From mining to railroads, atomic bombs to tourism, Beatty has had many faces since 1904. Still a thriving community of 1,010 residents, Beatty offers diverse opportunities to visitors and residents alike.²⁰



1953 Encore nuclear test.
Photo credit: NNSA/NV Site Office.

¹⁷ <http://www.globalsecurity.org/wmd/facility/nts.htm>

¹⁸ "...The NNSS reported 1,541 employees at the end of December, 2010; 1,642 workers at the end of June, 2011; and 1,550 employees at the end of March, 2011..." retrieved on July 11, 2012 from <http://pvtimes.com/news/jobless-rate-falls-1-percent-in-2011>

¹⁹ Terrence R. Fehner, Sr. and F. G. Gosling, Office of Defense Programs of the NNSA

²⁰ Written by Beatty resident Suzy McCoy, May 2008

CHAPTER 3 – COMMUNITY PROFILE



Along US 95 looking south towards the Beatty historic town site. Photo credit: Richard Stephens.

NATURAL SETTING

Beatty is situated in a picturesque and diverse natural setting. Open valley floors are surrounded by scenic mountains. The Amargosa River with lush riparian and wetland habitats runs through the populated portion of town. Beatty has a wide array of land, water, and scenic natural resources. Its natural resources not only have economic, aesthetic and recreational value, but also have numerous implications for land use planning and management.

Beatty is located within the Basin and Range physiographic province of the western United States.²¹ Centered on the state of Nevada and extending from southern Oregon to western Texas, the Basin and Range Province is an immense region of alternating, north-south-trending, faulted mountains and flat valley floors. It has no counterpart elsewhere in the U.S.²² The photo shown above is typical for the area, with steep mountains rising from the valley floor.

Boundaries and Places, and Physical Landscape Features

Large portions of Beatty's town boundary are defined along administrative boundaries: the California and Nevada border on the southwest, the Esmeralda and Nye County borders on the northwest, and the Nevada Test and Training Range (NTTR) along the northeast. The northern boundary extends east from the Esmeralda County border, through the Sarcobatus Flat, to the NTTR boundary. The southeastern boundary runs east of Bare Mountain, west of Crater Flat and extends about 2.5 miles south of US 95. Figure 3 is a reference map depicting the locations of Beatty's administrative boundaries, towns, roads, and some of the geographic features of interest.

²¹ Fenneman, 1931. GIS data accessed from URL <http://water.usgs.gov/GIS/metadata/usgswrd/XML/physio.xml> on 2/24/2013. Geomorphic, or *physiographic*, regions are broad-scale subdivisions based on terrain texture, rock type, and geologic structure and history.

²² A Tapestry of Time and Terrain: The Union of Two Maps – Geology and Topography. Accessed from URL: <http://tapestry.usgs.gov/physiogr/physio.html> on 2/24/2013.

The historic Beatty townsite (elevation 3,309 feet), sits on a mile-wide flat at the extreme south end of the Oasis Valley, sandwiched between the Bullfrog Hills on the west and Beatty Mountain on the east.²³ The Funeral and the Grapevine Mountains lie about 10 miles west of the Beatty townsite.

Beatty is situated on the southeastern margin of the Bullfrog Hills, a range of mountains that is composed of tertiary volcanic materials, primarily rhyolite, with an aggregate thickness of at least 6,000 feet. The highest point in the Bullfrog Hills is Sawtooth Mountain, which rises to an elevation of 6,002 feet. The Bullfrog Hills form the northern end of the Amargosa Desert and separates it from Sarcobatus Flat to the north. Beatty Mountain, which is treeless, lies to the immediate east of the Beatty townsite and rises to a height of 4,282 feet. Bare Mountain, whose highest point is 6,317 feet, lies just southeast of the Beatty townsite and forms the northeastern margin of the Amargosa Desert.

Bare Mountain is the site of a number of mines important to Beatty history, including Carrara and the Gold Ace mines on the west side and Crowell's' fluorspar mine on the east. Yucca Mountain, an elongated ridge of welded tuff, lies to the southeast of Bare Mountain.²⁴

Climate

The Beatty region has a relatively arid climate, with annual precipitation totals averaging almost six inches per year. Beatty experiences four seasons, with relatively mild winters, but some periods of freezing temperatures. The summer season typically has hot days with cool nights. Summers are dry, with occasional periods of monsoon thunderstorms. Most precipitation occurs during a winter rainy season. During all seasons, temperatures immediately north of Amargosa Narrows are noticeably lower than the adjoining Amargosa Valley. Table 1 shows the monthly mean maximum and minimum temperatures, mean temperature, and mean precipitation for the period from 1981 through 2010.

Table 1. National Climatic Data Center (NCDC) 1981 - 2010 Monthly Temperature and Precipitation Normals.²⁵

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean Max. Temperature (F)	55	58.3	65.3	72.1	82.2	91.6	97.8	96.2	88.8	77.5	64	54.3	75.4
Mean Temperature (F)	41.9	44.9	50.7	56.7	65.9	73.9	80.2	78.6	71.6	61	49.2	41.1	59.7
Mean Min. Temperature (F)	28.7	31.5	36	41.3	49.7	56.3	62.6	60.9	54.4	44.4	34.5	27.9	44.1
Mean Precipitation (in.)	0.8	0.95	0.71	0.39	0.25	0.21	0.4	0.34	0.35	0.25	0.43	0.75	5.83

The Beatty area enjoys over 300²⁶ sunny days annually, which contributes to a growing season that is 184 days (from April 26 to October 27)²⁷, and is an important suitability factor for solar renewable energy applications. Beatty also has high wind resources on some ridges, making it a possible area for wind power development.²⁸

²³ Shirley Harlan, a long-time Beatty resident describes the location as “the small town of Beatty Nevada sits on the eastern edge of Death Valley along US Highway 95 between Sober Up Gulch and Jackass Flats.”

²⁴ McCracken, 1992. p.3

²⁵ Accessed from URL <http://www.wrcc.dri.edu/cgi-bin/cliMAIN.pl?nv0718> on February 22, 2013

²⁶ Accessed from URL <http://www.beattynevada.org/business.htm> on July 13, 2013

²⁷ Walker and Eakin, 1963, p. 9.

²⁸ National Renewable Energy Laboratory, 2007, p. 32.

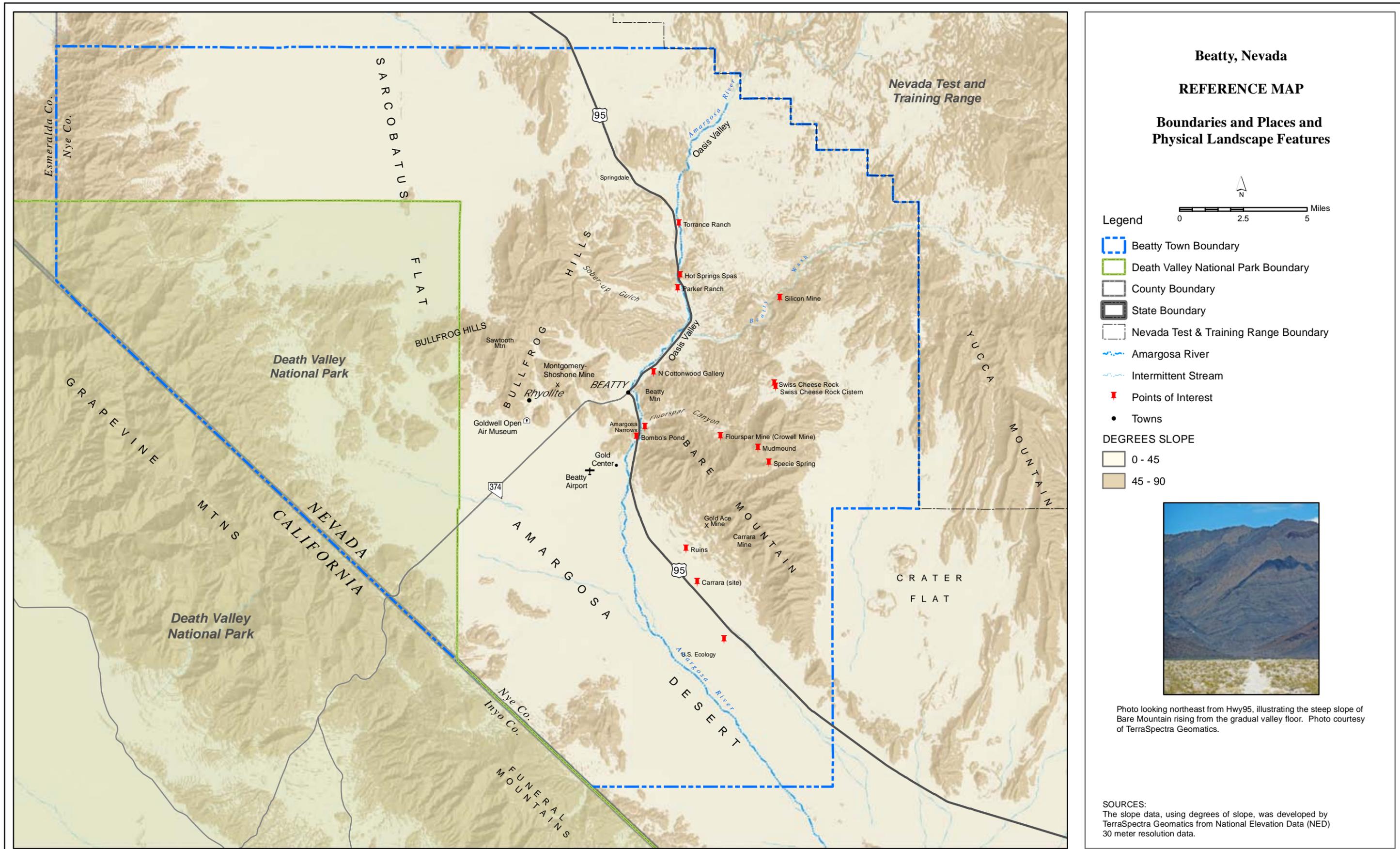


Figure 3. Boundaries, Places and Physical Landscape Features map.

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POPULATION, DEMOGRAPHICS AND SOCIOECONOMICS

Beatty's population, demographics, and socioeconomics are important drivers for Beatty's community planning. These community factors have influence on the need to plan for requirements such as: the provision of housing, public facilities and services, public safety, transportation and water resources.

The Nevada State Demographer's estimated population for Beatty²⁹ shows a decline in population from 1996 through 2009, with a slight increase in estimated population from 2009 through 2011. According to projections prepared by the Nevada State Demographer, Beatty's population is expected to remain fairly stable over the next several years.



Figure 4. Estimated Population in Beatty Between 1996 and 2012.

Beatty is a Census Designated Place (CDP).³⁰ According to the 2010 U.S. Census, Beatty's CDP population was 1,010.³¹ Residents are concentrated within the historic townsite and dispersed on large style properties throughout the Oasis Valley. The median age of the population is 50.2 years, with 85.4 percent (863) age 16 and older and 20.8 percent (210) age 65 and older.³² Historically, Beatty has had an expandable/flexible workforce, and when gainful employment is available a workforce will move to Beatty and make it their home.³³ Table 2 provides a summary of U.S. Census 2010 population, demographic and socioeconomic data for Beatty and Nye County.

²⁹ From the Nevada State Demographer's Office, Nevada County Certified Population Estimates from 1996 – 2009 and July 1, 2000 to July 1, 2012 including Cities and Towns. This series represents the estimates as certified by NV's Governor each year. It is not a time series reflecting Census 2000 and changes in the 1990 to 2010 series.

³⁰ CDPs are delineated by the U.S. Census Bureau for each decennial census to provide data for settled concentrations of population that are identifiable by name but are not legally incorporated.

³¹ Population counts are for the Beatty Census Designated Place (CDP) boundary, which does not encompass the entire geographic area within the Beatty town boundary.

³² 2010, U.S. Census

³³ 2012, Nye County Comprehensive Economic Development Strategy.

Table 2. Beatty CDP Population, Demographic and Socioeconomic Data.

Subject	Beatty	Nye County
Population ¹	1,010	43,946
Median Age (Years) ¹	50.2	48.4
16 Years and Older ¹	85.4%	82.1%
65 Years and Older ¹	20.8%	23.4%
Percent Minority ¹	15.4%	14.1%
Average Household Size ¹	1.99	2.42
Poverty Rate ²	16.7%	18.9%
Per Capita Income ²	\$20,781	\$22,687
High School Graduate or Higher ²	80.9%	81.7%
Bachelor's Degree or Higher ²	17.9%	10.5%

¹Data is from the U.S. Census Bureau, DP-1 Profile of General Population and Housing Characteristics: 2010 and is available at www.census.gov.

²Data is from the 2010 American Community Survey 5-year Estimates and is available at www.census.gov.

HOUSING

There are 700 housing units in Beatty; of those 508 are occupied and 192 are vacant.³⁴ Additional information on housing characteristics is provided in Table 3.

Table 3. Beatty CDP Housing Data.

Subject	Number	Percent
Total housing units	700	100.0%
Occupied housing units	508	72.6%
Owner-occupied	295	58.1%
Renter-occupied	213	41.9%
Vacant housing units	192	27.4%
For rent	56	7.9%
Rented, not occupied	0	0.0%
For sale only	19	2.7%
Sold, not occupied	3	0.4%
For seasonal, recreational, or occasional use	28	3.9%
All other vacant units	57	8.0%

Source: U.S. Census Bureau, 2010 Census

³⁴ 2010 U.S. Census, DP-1 Profile of General Population and Housing Characteristics: 2010 for the Beatty CDP.

ECONOMY

Situated at the southern end of the Oasis Valley, the historic townsite of Beatty has several important assets that have historically contributed to its economic viability: the Amargosa River which has provided available water resources; easy accessibility on a major route from Las Vegas to Tonopah;³⁵ and abundant natural resources which have led to a history of mining and agriculture.

Mining was the catalyst on which the town developed and historically was the major employer. Railroads serving the mining industry in the area also provided employment and helped spur the Town's growth by providing needed materials, goods, shipping and transportation to the surrounding metropolitan and rural areas.

Proximity to federal and state facilities (NNSS, NTTR and U.S. Ecology hazardous waste storage facility) has also contributed to Beatty's economy. The NNSS previously provided a primary source of employment for local residents. Like the NNSS, the Yucca Mountain Project has also been a key source of employment, as well as funding for the Town. However, the de-funding of the Yucca Mountain Project has resulted in a loss of employment and funding opportunities.³⁶

Beatty enjoys a history of multiple uses on broad expanses of public land surrounding the community. Traditional uses include grazing, mining, hiking, recreation and other activities. Recreational opportunities that bring visitors to Beatty support an important source of income and employment for the community. Death Valley National Park, Rhyolite, and the Goldwell Open Air Museum are popular tourist and sight-seeing destinations. The leisure and hospitality industry has been a key part of the Town's economy and is currently the main employer.

Major employment industries in the Beatty area include:

Federal, State, County and Local Government	Business
Tourism and Hospitality	Mining
Waste Disposal	

Beatty is striving to achieve a diversified and stable economy that is compatible with planned growth. A healthy economy is needed to:

- Provide adequate employment and business opportunities for current and future generations, while strengthening the local tax base.
- Provide for the basic commercial services and business needs for Betty residents.
- Maintain and enhance natural resource-based industries including mining, agriculture, ranching, recreation and tourism and seek value-added opportunities for those resources.
- Encourage expansion and opportunities for home-based businesses.
- Support the linkage between the business community and the educational system in order to increase the employability of the local workforce.

³⁵ McCracken, Robert, 1992. "A history of Beatty, Nevada."

³⁶ 2012 Nye County Community Economic Development Strategy (CEDs), p. 56

TRANSPORTATION



Downtown Beatty. Photo credit: Nye County Natural Resources Department.

Beatty's transportation system consists of major highways, collector streets, local streets and rural roads:

Major Highways: Major Highways are designed and constructed for the purpose of carrying vehicular traffic between communities and providing for the delivery of goods and services. There is one highway in Beatty that is part of the National Highway System, US 95, also known as the Veterans Memorial Highway. US 95 is a north-south principal arterial that connects Interstate 15 in Clark County with Tonopah, Reno and Oregon to the north and Las Vegas to the south. US 95 is connected to Death Valley National Park by Nevada State Route 374.

Collector Streets: In the community of Beatty, State Route 374 functions as a rural major collector. Collector streets form an interconnecting network for the movement of traffic traveling at moderate to average speeds. The collector street functions to distribute traffic between local roads and major highways. Ingress and egress is typically limited to allow for continuous flow of traffic. Shared driveways should be encouraged whenever possible.

Local Streets: Local streets provide access from individual properties to collector streets and highways. They are designed to only serve local neighborhoods and are not meant to accommodate high speeds or through traffic.

Rural Roads: Rural roads can be characterized by factors that make their operational characteristics, design requirements and associated impacts different from local or collector streets. The term "rural" refers to the predominant characteristics of adjacent land use

along such roadways. Rural roads have fundamentally different characteristics regarding the type and intensity of the adjacent land uses. Many rural roads are private and unpaved.

Public Access and Nye County Minor Roads

Access to and through public lands is a critical component of the economic, social, and recreational vitality of the community. In 1999, Nye County approved Resolution No. 99-01 “Resolution Declaring Nye County’s Policy Regarding Public Roads.” Under the Nye County resolution, the term “Nye County Public Road” is defined as:

“Each and every way, pathway, trail, stock trail and driveway, road, county highway, rail bed and other similar public travel corridor across public lands in Nye County, connecting two points of societal importance (regardless of whether the points so connected are located inside or outside the boundaries of Nye County) whether established and maintained by usage or mechanical means, whether passable by foot, beast of burden, carts or wagons, or motorized/ mechanized vehicles of each and every sort, whether currently passable or impassable, that was established and accepted by public use and enjoyment under common law doctrines of property rights; under R.S. 2477, but only if established and accepted by public use and enjoyment before October 21, 1976; or under other statutory authority, except as follows: State Highways and U.S. Highways, are not Nye County Public Roads.”

Since January 2010, Nye County has been working to identify minor roads (commonly called RS-2477 rights-of-way); gather the required research; and provide the data needed to include the minor county roads in the Nye County Road inventory. The Nye County Minor Roads Inventory Project has mapped minor roads that are not maintained by Nye County and which can be proven to have existed prior to 1976. These non-maintained minor roads are most typically known as “2-tracks”.

Road Maintenance

The Nevada Department of Transportation (NDOT) is responsible for planning, construction, operation and maintenance of the Nevada State Highway system, which includes US 95 and State Route 374. County roads (local streets and some rural roads) are improved and maintained by the Nye County Road Department. Minor roads are not maintained, and may not be passable.

Coordination between the Nye County Regional Transportation Commission, Nye County Roads Department and NDOT is needed in order to ensure that Beatty’s roads are maintained and improved when necessary.

Figure 5 is a map of the roads in the Nye County Roads Inventory for the Town of Beatty. It includes NDOT maintained US 95 and State Route 374, Nye County-maintained local streets (both paved and unpaved) and rural roads (both paved and unpaved), and the non-maintained minor roads. County milepost markers are shown along US 95 and State Route 374.



10 Beatty Airport. Photo credit: Finetooth from Wikipedia Open License.

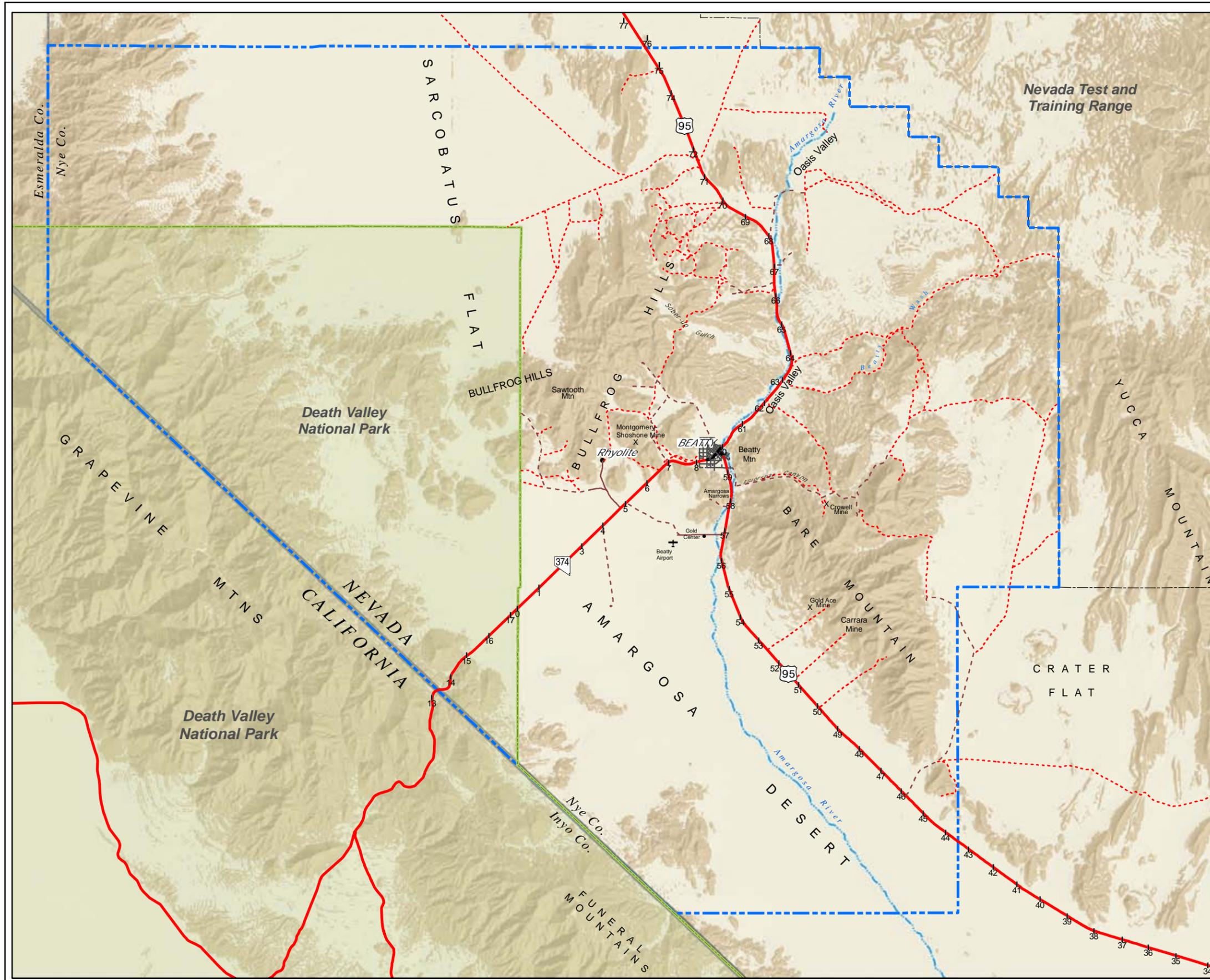
Beatty Airport

Beatty Airport is one of the existing public use airports that are included in the Nevada Airport System Plan. The airport covers approximately 440 acres and is a public airport, owned by Nye County and managed by the Nye County Department of Public Works. The Beatty Airport offers excellent development potential with ample land adjacent to and surrounding the airport.

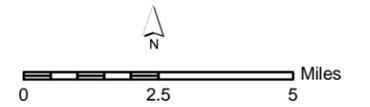
The Beatty Airport has one 5,600' by 60' lighted asphalt runway (runway 16/34). The Beatty Airport runway was resurfaced and opened on December 3, 2012. The Beatty Airport is consistently used year round by businesses, flight schools located in Las Vegas and enthusiasts. The Beatty Airport supports various aircraft operations, including, but not limited to, general aviation, air taxi, military and glider. The airport has the capacity to house up to 20 aircraft in tie-downs. The acreage of the Beatty Airport allows for runway, general facilities, business and hanger expansion to meet future needs. Beatty envisions the airport as a future regional commercial and transportation hub.

In order for Beatty to achieve its vision for its airport, it is important to ensure the Beatty public use airport is not adversely impacted in the future from the effects of incompatible development in areas surrounding the airport. When located in certain areas near airports, such as in areas where the likelihood of an aircraft accident is higher or where the exposure to aircraft noise is greater, incompatible land uses are generally considered to pose increased public safety risks. This encroachment by incompatible land uses is a threat to continued safe operation of the affected airports.³⁷

³⁷ Aries Consultants LTD., 2009. "Analysis of Land Use Around Nevada Airports – A Framework for Action." Prepared for Nevada Department of Transportation, January 2009. p. 1

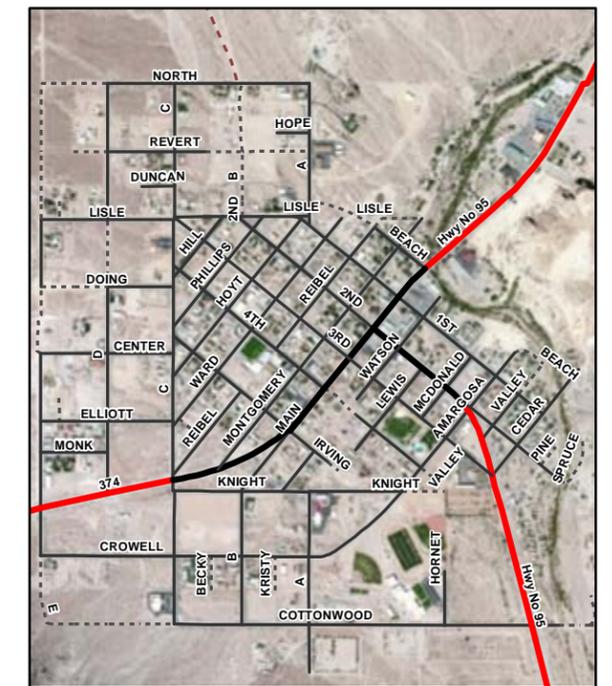


Beatty, Nevada ROADS MAP



Legend

- Milepost Markers - County
- MAINTAINED STREETS AND ROADS**
- Major Highway
- Collector
- Local Paved Street
- Local Unpaved Street
- Rural Paved Street
- Rural Unpaved Street
- NON-MAINTAINED MINOR ROADS**
- - - Minor Roads (RS-2477)



Beatty Historical Townsite Local Streets

NOTE: Minor roads shown on this map are historical, are not maintained, and may not be passable.

SOURCES:
Roads from Nye County GIS Enterprise database provided 7/2/2013. Road centerlines were coded for Class (collector, local or rural) and surface (paved or unpaved). Milepost markers from NDOT.

Figure 5. Roads

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The Federal Aviation Administration (FAA) has promulgated airport design standards for safety, as well as federal criteria for noise and controlling the height of objects. Conformity is generally required as a condition for receiving FAA airport improvement grants. Federal policies that are relevant to identifying airport incompatible development are cited in the following references:³⁸

- FAA Advisory Circular 150/5202-1, “Noise Control and Compatibility Planning for Airports” provides guidance for airport operators and planners to help achieve noise compatibility between airports and their surrounding areas.
- 14 Code of Federal Regulations (CFR) Part 150, “Airport Noise Compatibility Planning ” provides a listing of land uses normally considered compatible, or incompatible, with various exposures of individuals to airport-related noise.
- FAA “Guidance on Procedures for Evaluating the Potential Noise Impacts of Airport Improvement Projects on National Parks and other Sensitive Park Environments (June, 2007) addresses the effects of aircraft noise on visitors to areas within a historic site, national park, or wildlife refuge where non-aircraft sound levels are very low and a quiet setting is a generally recognized feature or attribute.
- FAA Advisory Circular 150/5200-33B, “Hazardous Wildlife Attractants on or near Airports” lists specific land uses that may attract wildlife and the distances from the airport at which they are of concern.³⁹
- FAA Advisory Circular 150/5300-13A, “Airport Design” which sets out FAA’s standards and recommendations for airport design, including standards for runway protection zones, runway object free areas, runway safety areas, and obstacle free zones.
- FAA Interim Guidance on “Land Uses Within a Runway Protection Zone (RPZ)” (September 27, 2012) identifies the need for FAA to clarify the policy on land uses within the RPZ, and this memorandum presents interim policy guidance on compatible land uses within RPZs.
- Federal Aviation Regulation (FAR) Part 77, “Safe, Efficient Use and Preservation of the Navigable Airspace – Final Rule.” This regulation is used by FAA to manage obstructions and hazards in navigable airspace. FAR Part 77 defines an object that penetrates any of the FAR Part 77 surfaces or slope as an obstruction. The FAA, through an airspace study, will determine whether an obstruction is a "hazard" or "no hazard" to air navigation.
- Associated with FAR Part 77 is FAA Advisory Circular (AC) 150/5190-4A, “A Model Zoning Ordinance to Limit Height of Objects around Airports. This publication developed sample

³⁸ Aries Consulting LTD, 2009. p. 4-11.

³⁹ This Advisory Circular cites solid waste landfills, wastewater treatment facilities, and wetlands and wildlife refuges as potential wildlife attractants. However, any other land uses that attract wildlife, are located in the vicinity of an airport, and have the potential to create a hazard to aviation, should also be considered. The term "vicinity" in the context of this discussion is defined by FAA AC 150/5200-33B as being within 5,000 feet of an airport serving piston-powered aircraft; and within 10,000 feet of an airport serving turbine-powered aircraft; and/or 5 statute miles of a runway end where a landfill could cause hazardous bird species to fly across the airport’s approach or departure airspace.

zoning ordinances to help ensure that the airport sponsor (typically, a local government) can meet the assurances required when the airport sponsor receives FAA Airport Improvement Program grant funding. Among the various assurances currently required of an airport sponsor are the following (from FAA document: “Terms And Conditions Of Accepting Airport Improvement Program Grants,” May 2011):

Hazard Removal and Mitigation. Appropriate action will be taken to assure that airspace is required to protect instrument and visual operations to the airport (including established minimum flight altitudes) and will be adequately cleared and protected by removing, lowering, relocating, marking, or lighting or otherwise mitigating existing airport hazards and by preventing the establishment or creation of future airport hazards.

Compatible Land Use. Appropriate action will be taken, to the extent reasonable, including the adoption of zoning laws, to restrict the use of land adjacent to or in the immediate vicinity of the airport to activities and purposes compatible with normal airport operations, including landing and takeoff of aircraft. In addition, if the project is for noise compatibility program implementation, it will not cause or permit any change in land use, within its jurisdiction, that will reduce its compatibility, with respect to the airport, of the noise compatibility program measures upon which Federal funds have been expended.

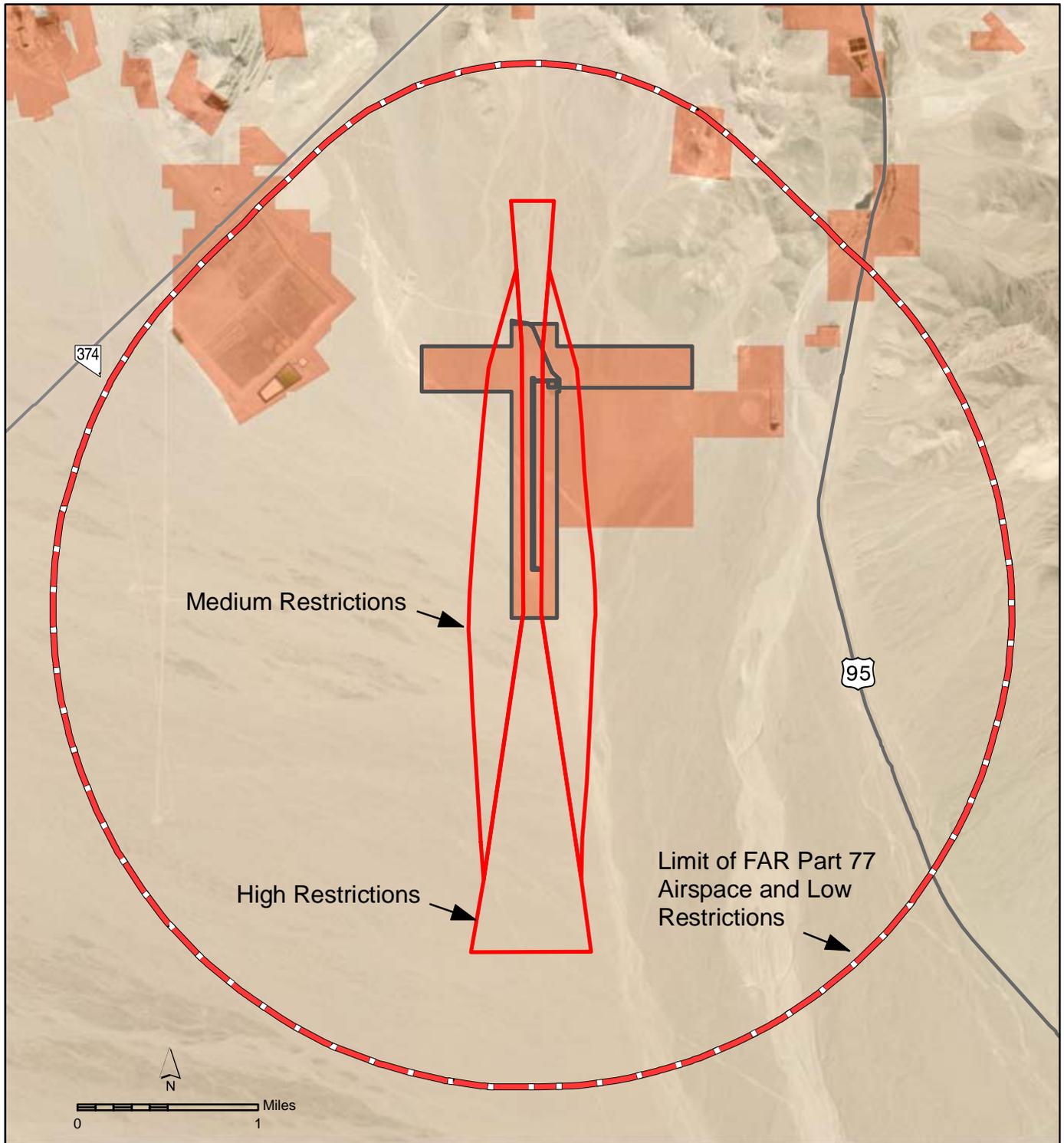
Nye County supported development of the “Nye County Airports, Airport Safety General Overlay Districts”⁴⁰ to identify appropriate action to protect the airspace required for the airport, and to restrict the use of land adjacent to or in the immediate vicinity of the airport to activities and purposes compatible with normal airport operations. Two overlay districts were established: 1) Airport Critical Area (ACA) Overlay District, and 2) Airport Aviation Easement Overlay District. Standards and prohibited uses for properties within airport critical areas were developed and apply to new development and expansion of existing buildings on properties located within the Medium and High Restriction ACAs, as shown on Figure 6 “Beatty Airport Land Restriction Plan.” Standards were also developed for the Airport Aviation Easement Overlay District.

Incompatible land uses at airports is a complex issue that has at its core the balance between maintaining and improving community aviation services, growing the local economy, and protecting public health and safety in areas surrounding the airport. This Plan addresses the issues associated with incompatible development in the immediate vicinity of the airport, and the planning controls that have been adopted by the County to ensure the protection of the airport airspace. Figure 7 shows the Beatty Airport Restriction Plan and proposed future land use.



Flying into Beatty Airport. Photo credit: Rita Mitchell with Ed Steinman Piloting.

⁴⁰ October 30, 2012 David Fanning, Nye County Director of Public Works email to Cheryl Beeman regarding PBS&J Airport Study.



SOURCES:
Beatty Airport Land Restriction Plan from Figure 1
of Nye County Airport Safety General Overlay
Districts.

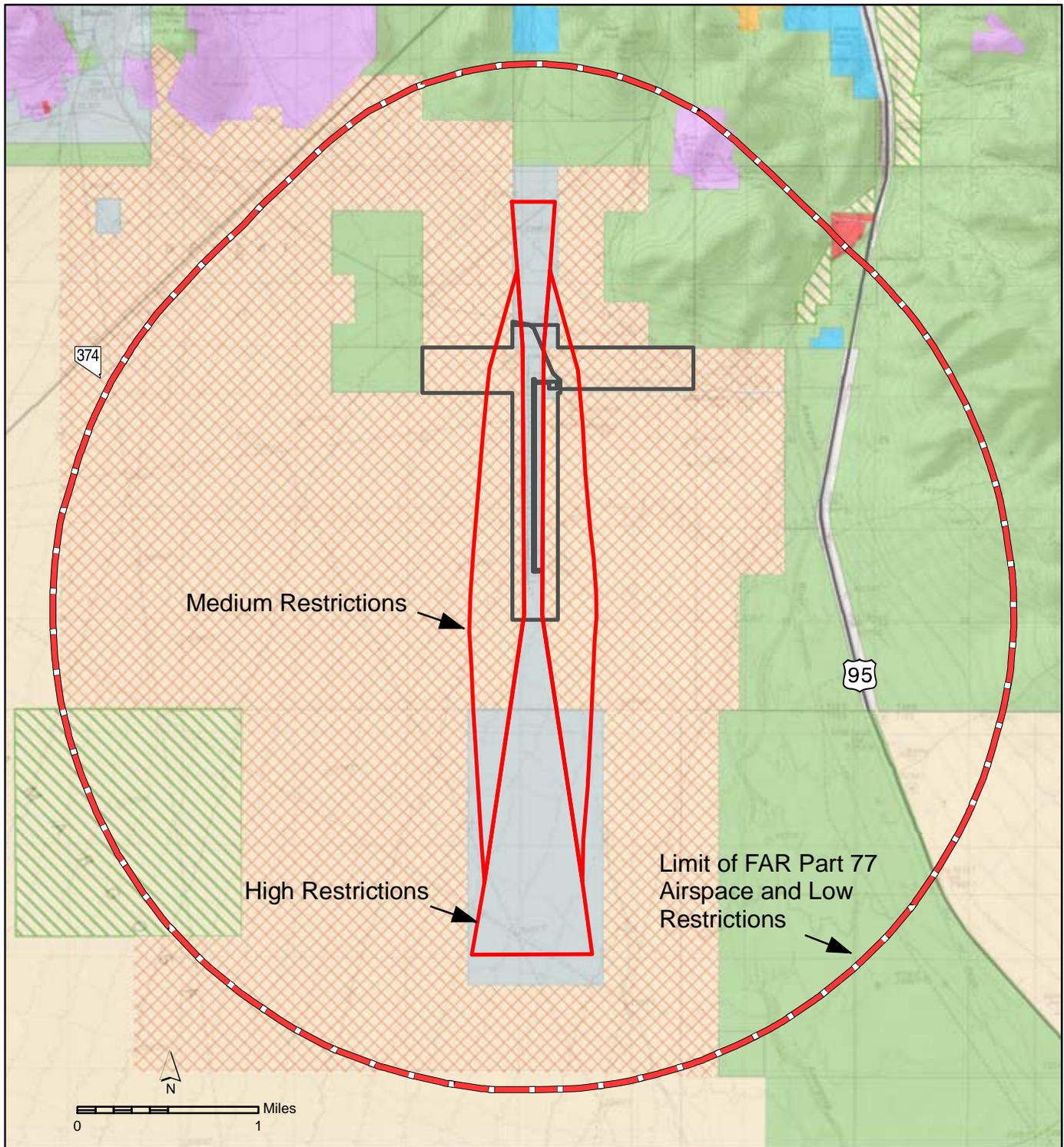
Legend

-  Airport Critical Areas
-  Airport Aviation Easement
-  Beatty Airport

LAND OWNERSHIP/MANAGEMENT

-  Bureau of Land Management
-  Private

Figure 6. Beatty Airport Land Restriction Plan.



Legend						
	Airport Critical Areas		LDR - Low Density Residential		RDA - Rural Development Area	
	Airport Aviation Easement		MUA - Multiple Use Area (BLM)		RIA - Rural Industrial Area	
	Beatty Airport		OPR - Open Space, Parks and Recreation		SMA - Special Management Area	
FUTURE LAND USE				RCA - Resource Conservation Area		SPD - Special Plan of Development
	CUF - Community and Utility Area					

Figure 7. Beatty Airport Land Restriction Plan and Proposed Future Land Use.



Beatty Community Center and Senior Center. Photo credit: Richard Stephens

COMMUNITY FACILITIES AND SERVICES

Community facilities provide the necessary services to meet the physical, social, cultural and protective needs of the community. The success and quality of the services and facilities help define the community as a desirable place to live and work.

Beatty is and always has been a community-minded town. Its citizens make it a priority to ensure that facilities that are needed and desired by the community are made available. The BTAB, Beatty General Improvement District (BGID), Beatty Water and Sanitation District (BWSD), Beatty Library District (BLD), Nye County Senior Nutrition and the Nye County BOCC are just a few of the groups or entities that consistently work together to meet the needs of the community. Existing community facilities and services available in Beatty⁴¹ are described in this section, and their locations are shown in Figure 8.

Community/Event Center and Beatty Town Office

The Beatty Community/Event Center serves as an important central gathering place for the community and is located at 100 A Avenue South. The Community Center has three rooms, the largest of which can seat up to 263 people with a fully equipped kitchen that is used for many community events, including conventions, Town Board and other meetings, receptions, fundraisers, plays and presentations. The Beatty Town Office is also located at the Community Center.

Senior Center

The Beatty Senior Center provides a location for seniors to gather to have fun, companionship and obtain information about health care services, food delivery, special programs and transportation for shopping. The Senior Center serves lunch daily Monday through Friday. The Senior Center is located at 150 A Avenue South, next to the Community Center and plays an important role in serving the social needs of the community's senior population.

⁴¹ NCC 19.02.020 – Town Services: Services which may be supplied to the residents of the unincorporated town of Beatty include, but are not limited to: cemetery, dump stations and sites, fire protections, flood control and drainage, garbage collection, police, parks, recreation, sewage collection, streets, streetlights, swimming pools, television translator, water distribution and acquisition, maintenance and improvement of town property as enumerated in Nevada Revised Statutes 269.575. (Ord. 401, 2011)



Beatty Public Library. Photo credit: Richard Stephens

Beatty Public Library

The first library in Beatty opened in 1963 and was located in the old town hall, a wooden building that had been moved to Beatty from Rhyolite. In 1971 the library moved to its second location on the corner of Fourth and Montgomery, which had been the building for Beatty's first school. In



Original Beatty Library.
Photo credit: Shirley Harlan

1979, Fleischmann Foundation grant funds were awarded to build a new Beatty Library, which opened in 1982 and has served the community with a quiet space for listening to music, reading, and relaxing ever since. The library is located at 400 North 4th Street. The BLD was formed in 1995⁴² and serves Beatty and the surrounding areas of Sarcobatus Flats and Death Valley. The library is a member of the Cooperative Libraries Automated Network. The collection contains over 16,000 entries, including books, audios, DVDs, videos, magazines and newspapers. Free internet and WiFi access is offered, with 17 public access computers. The library serves the community as an intergenerational learning and social center, with scheduled classes and social events.

Beatty Museum & Historical Society

The Beatty Museum and Historical Society was first opened in 1995 in a small cottage that soon grew to what is now the museum located at 417 Main Street in a historical church building. The museum offers visitors an opportunity to experience life in the 1900's, including how the early miners lived, worked and played. Information about the ghost towns and other attractions in the area is also provided.

Desert Hills Cemetery

Desert Hills Cemetery is a historical and cultural resource to its citizens, with burials dating back to the late 1800's. It is the final resting place of generations of citizens who came to Beatty to build a life; some relatives of those buried there still call Beatty home today. Desert Hills Cemetery operations are guided by a five member volunteer committee, which reports to the BTAB. Desert Hills Cemetery is located at 550 South A Avenue.

⁴² The BLD coincides with the Beatty Tax District (from "An Oral History of the Beatty Library," p. 23).

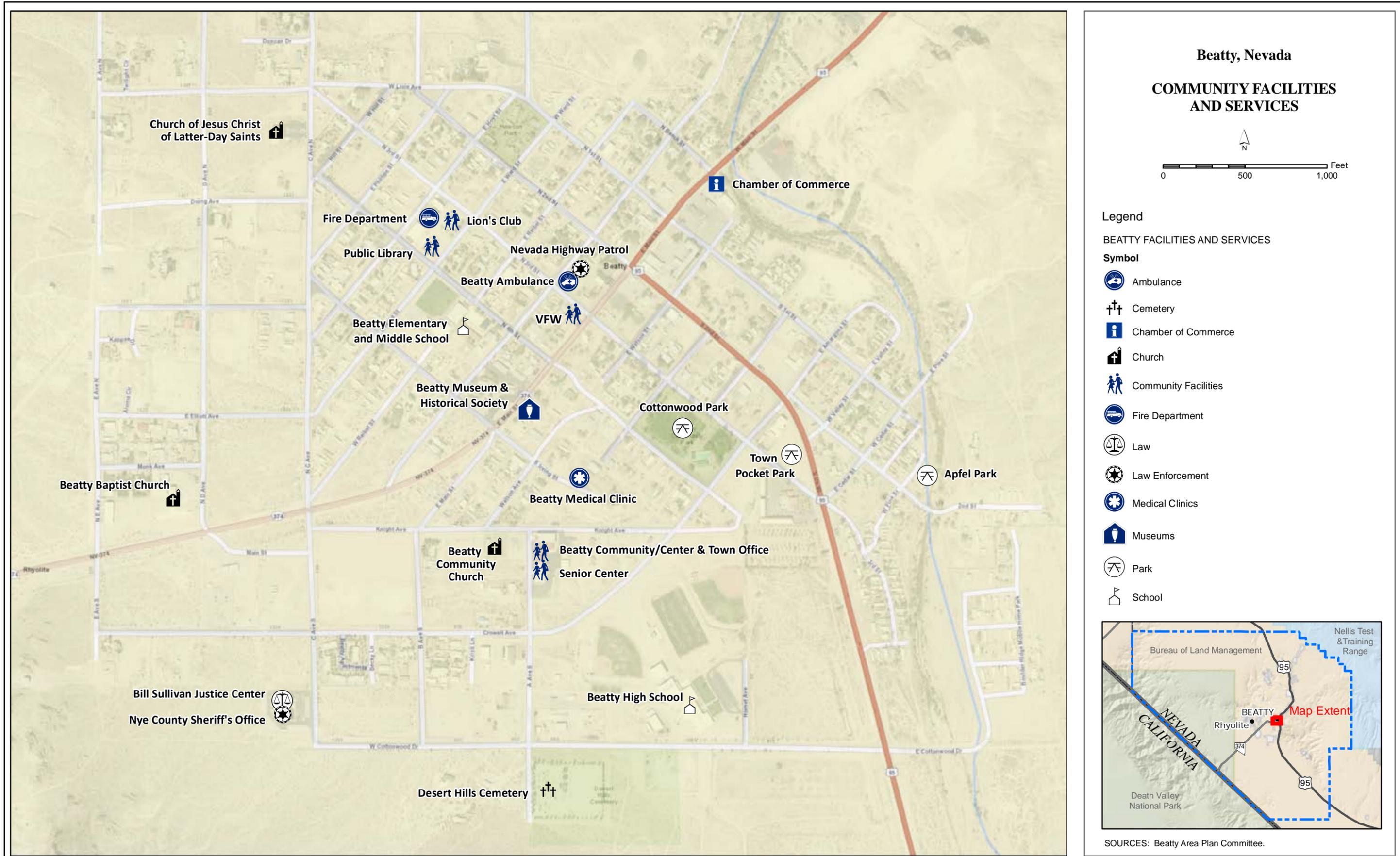


Figure 8. Beatty Community Facilities and Services.

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Beatty Area Renewable Energy / Commercial Park. Photo credit: Richard Stephens

Community Civic Organizations and Churches

Beatty's five member BTAB assists the BOCC in making effective decisions concerning local projects and issues and providing quality services. The BTAB and community organizations and committees play a vital role in promoting, preserving and protecting the resident population, environment and desirability of the community as a place to live and call home. Beatty has several organizations and committees dedicated to providing services for the benefit of the community. Some of these groups, not mentioned elsewhere, include the following

The **Beatty Chamber of Commerce** promotes tourism and business in and around Beatty and is located at 119 E. Main Street. The chamber represents Beatty's pride and self-image to business prospects, newcomers and tourists.

The **Beatty Economic Development Corporation (BEDC)** is a non-profit Nevada Corporation, formed to receive a generous donation of land from Barrick Gold. BEDC is working to put the donated 81 acre site into productive use to generate economic benefits for Beatty residents. The BEDC is working with developers to identify and implement needed infrastructure upgrades necessary to support potential renewable energy applications at the site.⁴³

The **Beatty Chapter of the Lion's Club** is located at 300 Ward Street. Its members reach out to the community to lend a helping hand, when needed.

The **Veterans of Foreign Wars (VFW)** has a local post #12108 along with their auxiliary to assist veterans and their families. The VFW meeting hall is located at 300 W Main Street in a conversion of the town's historic Episcopal church.

The **Beatty Parent Teacher Association (PTA)** is a parent-teacher group to support schools, encourage parent involvement, support teachers and organize family events.

⁴³ Retrieved from URL <http://www.brownfieldsconference.org/en/ErfSite/207> on July 23, 2012.



Beatty High School. Photo credit: Town of Beatty website (www.beattynv.info/high.html)

The **Beatty Habitat Committee (BHC)** is a small, all-volunteer group that works cooperatively with the Amargosa Conservancy, The Nature Conservancy (TNC) and many other groups and agencies to preserve the Amargosa River and the water that flows through it; to protect the habitat for many unique plants and animals; and to preserve the rural life-style along the river.

Churches: Beatty has three churches: Beatty Community Church, The Church of Jesus Christ of Latter-Day Saints and First Southern Baptist Church. The churches provide many social benefits to the community, including: help to poor and vulnerable individuals, counseling, awareness of community obligations and promoting charitable contributions and volunteering.

Schools

Public schools are an essential component of community life and an integral part of Beatty. Planning for education services supports and reinforces the community so that a full range of educational opportunities may be provided to all citizens. Beatty works in coordination with the Nye County School District to provide for the educational needs of the children and residents in the towns of Beatty and Amargosa Valley. Beatty's students consistently test at or above national requirements. Beatty supports and encourages institutions of higher education to maintain and expand their presence in Beatty. There are presently two schools in Beatty.

- Beatty Elementary/Middle School serves grades K-8 and is located at 301 N 4th Street. With a classroom capacity of 250-300 students.
- Beatty High School serves grades 9 -12 and is located at 1 Hornet Avenue. It has a classroom capacity of 250-300 students.
- Great Basin College offers interactive video-based classes at Beatty Elementary.



Beatty Elementary and Middle School. Photo credit: Richard Stephens



Bill Sullivan Justice Center and Nye County Sheriff - Beatty Substation. Photo credit: Town of Beatty website (www.beattynv.info)

Judiciary and Law Enforcement

Bill Sullivan Justice Center

The justice center, which opened on July 31, 1999 is located at 426 C Avenue South. It provides the communities of Beatty, Amargosa Valley, Crystal and Mercury with a building for both the Nye County Sheriff's Office substation and the Beatty Justice Court.

Nye County Sheriff's Office

The Nye County Sheriff's Office (NCSO) provides law enforcement for Beatty and maintains a Substation in Beatty. The Beatty Substation is included in the Central Area Command, which encompasses Beatty, Amargosa Valley, Sarcobatus Flats and Crystal, Nevada. The area extends from State Route 160 north to the Nye-Esmeralda county line. The Beatty Substation has a temporary holding facility that can hold up to 12 inmates that are monitored by dispatch, which has enhanced 911 and computer aided dispatch.

The NCSO also plays a role in various supplemental programs such as DARE, National Night out and Neighborhood Watch programs and other community events. Over the past decade, the NCSO has been facing increased demand for its services. As the area's population increases, demand for police services will also increase, potentially resulting in a need for additional officers, department personnel and office space.



Beatty Volunteer Fire Department. Photo credit: Town of Beatty website (www.beattynv.info/fire.html)

Nevada Highway Patrol

The Nevada Highway Patrol (NHP) is primarily responsible for maintaining public safety and law enforcement on Nevada highways. Officers patrol highways US 95 and State Route 374 in Beatty and assist the county and town when requested. An NHP southern command substation is located in Beatty at 211 West Montgomery.

Emergency Services

Fire Protection

The Beatty Volunteer Fire Department (BVFD) provides fire protection for Beatty and is located at 451 N. 3rd Street. The department has two buildings that provide housing for the equipment, a meeting room, training room and office. It is a full service Fire Department with dispatch through the Nye County Sheriff's Office.⁴⁴ The fire station is staffed by a paid firefighter and dedicated volunteers who commit their time and considerable effort into ensuring that their neighborhoods have the best fire protection possible. The BVFD coordinates with the Nye County Emergency Management Services when necessary for additional support needs, or a disaster beyond the scope of the local fire department. The Nye County Fire Training Officer directs and oversees all fire and Hazmat training for the BVFD volunteers.⁴⁵



Ambulance and Medical Services



The Beatty Volunteer Ambulance Service (BVAS) provides emergency medical services for Beatty and is located at 150 N. 3rd Street. BVAS is staffed by dedicated volunteers and is in operation 24 hours a day, 365 days a year. The Nye County Emergency Medical Services (EMS) Coordinator works with the BVAS Volunteer Coordinator and dedicated volunteer staff. Nye County EMS is responsible for planning, coordinating, monitoring and evaluating the delivery of emergency medical care and ensuring regulatory compliance.

⁴⁴ Retrieved from Town of Beatty website on July 11, 2012 at URL <http://www.beattynv.info/fire.html>

⁴⁵ Retrieved from Nye County Fire Services on July 11, 2012 at URL <http://www.nyecounty.net/index.aspx?NID=122>



Beatty Medical Center. Photo credit: Richard Stephens

Beatty Medical Center

The Beatty Medical Center has served the community since 1977 and is located at 250 S. Irving Street. The center provides urgent care, family medicine, women’s health, occupational health, children’s health and immunizations, prenatal and newborn care, pharmacy services, health education and other services.⁴⁶

Beatty General Improvement District (BGID)

The BGID – Parks and Recreation office is located at 211 West Montgomery. The BGID maintains several properties within Beatty. These include:

- | | |
|---------------------------------|--------------------------|
| Cottonwood Park / Swimming Pool | Ball Field |
| Horseshoe Pit | Skate Park |
| Maintenance Building | BVFD Storage / Pyro Yard |



Cottonwood Park. Photo credit: Richard Stephens

⁴⁶ 2012 Nye County Comprehensive Economic Development Strategy (CEDS)

Other Community Parks

The Beatty Town Advisory Board is developing the Beatty Town Square Park along US 95 between Cedar Street and Amargosa Street. This centrally located park adjacent to Cottonwood Park will provide a focal location for community members and visitors alike to enjoy Beatty's scenic views.

Beatty celebrated the grand opening of the Beatty Pocket Park on April 22, 2012. The Apfel Pocket Park is located on the corner of Pine and 2nd Street. This park was possible due to the Apfel family's donation to the Amargosa Conservancy, and the collaborative partnership with many organizations. The pocket park is part of the larger Beatty habitat walking trail that is envisioned to continue along the Amargosa River corridor that passes through town.



Water and Sanitation Services

There are currently three public water systems (PWS)⁴⁷ in Beatty, which include: Baileys' Hot Springs, Beatty RV Park and the Beatty Water and Sanitation District (BWSD). Residents living outside the BWSD have wells and septic systems.

BWSD services the majority of the Town with drinking water and sanitary sewer service. The BWSD was formed in the 1970's under the Nevada Revised Statutes as an Improvement District. The BWSD office is located at 1300 A Avenue North.

The BWSD supplies drinking water to Beatty residents from three active wells, three storage tanks and distribution pipelines of various sizes. With the completion of the Arsenic water treatment plant and operations commencing in August 2010, the public water system meets or exceeds all the requirements of the Safe Drinking Water Act (SDWA). The BWSD PWS has the capacity to serve approximately twice the current population.⁴⁸ The wastewater treatment plant, built in 2008, meets all regulatory standards and has also a capacity to serve approximately twice the current population.⁴⁹

The BWSD is developing a master plan to identify projects over the next ten years that will address current and future issues such as Americans with Disabilities Act (ADA), upgrades to the BWSD Office, and aging infrastructure.

⁴⁷ A public water system as defined in NRS 445A.235 "means a system, regardless of ownership, that provides the public with water for human consumption through pipes or other constructed conveyances, if the system has 15 or more service connections, as defined in NRS 445A.843, or regularly serves 25 or more persons...". Retrieved from URL <http://ndep.nv.gov/bsdw/index.htm> on July 23, 2012.

⁴⁸ There are approximately 445 service connections to the BWSD PWS. Retrieved from NDEP website at URL <https://ndwis.ndep.nv.gov/DWW/> on July 24, 2012.

⁴⁹ 2012, Nye County CEDS, p. 55



Portion of Beatty historical townsite. Photo credit: Richard Stephens

CHAPTER 4 - LAND USE PLAN

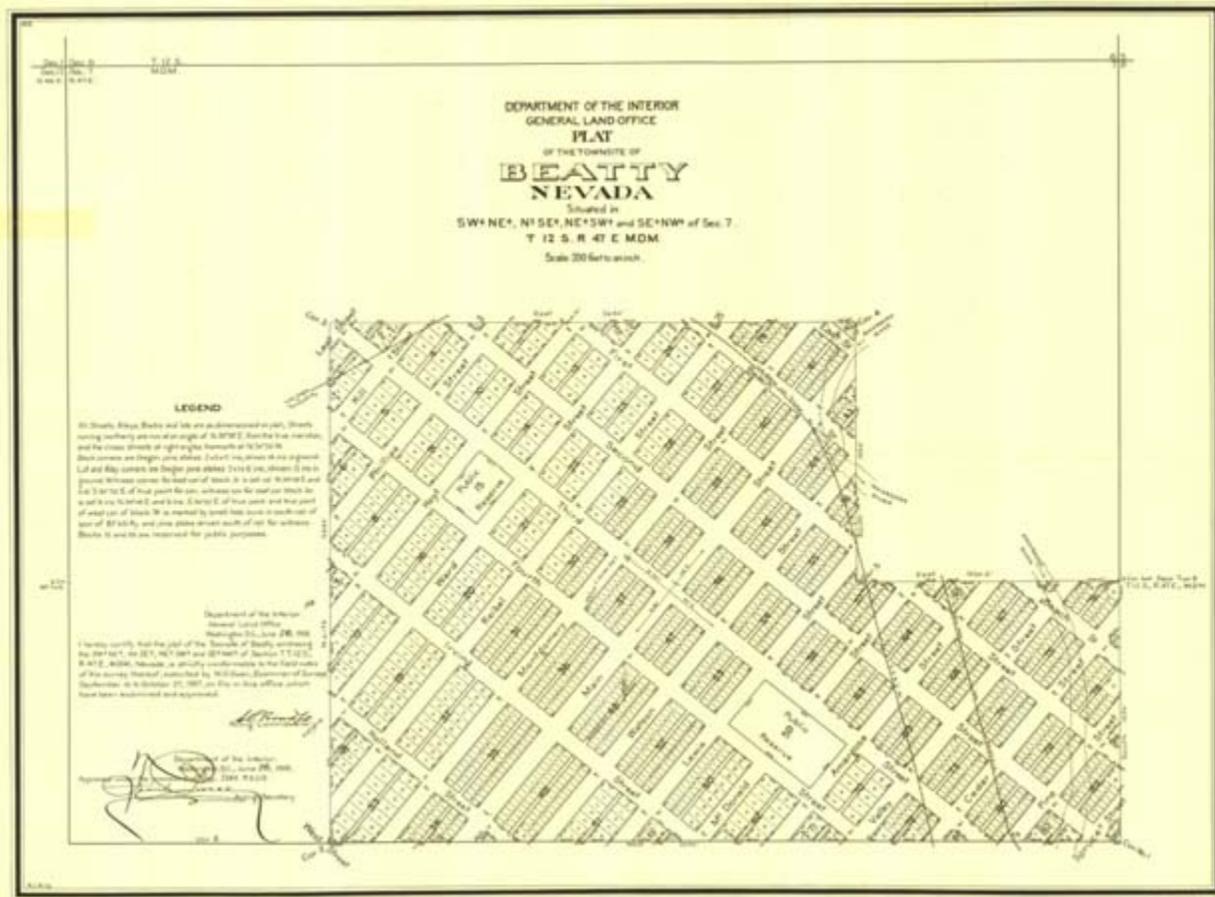
This plan element focuses on projected land use patterns to address the needs of Beatty as growth occurs. There are several factors that may influence land use and growth within Beatty. These include historical growth patterns, existing development trends, location of public land, and development constraints. Future development should occur in a planned and orderly fashion with adequate and timely provision of services.

Beatty's **Land Use Plan** consists of an existing land use map, a future land use map and future land use designation descriptions for agricultural, residential, mixed use, public facilities, industrial, and public lands. General characteristics for each future land use designation are described. The Land Use Plan is designed to work in concert with the other elements of the Beatty Area Plan to ensure that the distribution of land uses will meet the future economic, social, physical and environmental needs of the town. The Town's land use goals and policies are listed at the end of this chapter.

N.R.S. 278.160

LAND USE PLAN-

“AN INVENTORY AND CLASSIFICATION OF TYPES OF NATURAL LAND AND EXISTING LAND COVER AND USES AND COMPREHENSIVE PLANS FOR THE MOST DESIRABLE UTILIZATION OF THE LAND.”



Townsite of Beatty Plat, 1908. Photo credit: BLM Land Records

EXISTING LAND USE PATTERNS

In 1905, Bob Montgomery recorded the first plat map for Beatty. Beatty was designed with a compact gridiron pattern with wide streets, alleys and 30 foot by 100 foot deep lots. This template was extensively used in laying out towns across the west, often irrespective of the topography. It was quick and easy and had the appearance of great things to come. The wide streets were a reflection of the wide, open landscape and broad vistas. In such gridiron communities, the buildings in the downtown commercial district were constructed to the edge of the lots and to the street right-of-way, providing complete lot coverage.

Today, little has changed within the townsite to disrupt the original development pattern. Beatty is evolving into an attractive artist center, tourist destination and retirement community. Beatty offers a remote location for a variety of events. Travelers from all over the world come to Beatty to enjoy its history, Old West charm, natural beauty, climate and unique character.

Existing Land Use Inventory

Environmental and natural features which will influence growth and development in the community, or contribute to overall quality of life, should be inventoried and mapped. Existing land use maps provide a picture of current land use and development patterns and also serve as a basis for developing future land use plans. Existing land uses throughout Beatty are shown on the

Existing Land Use is shown in Figure 9. The existing land use map data was developed by photo interpretation using various sources of aerial photography, ground-based photography and field visits.⁵⁰ Interpretations of existing land use were mapped onto the Nye County Geographic Information System (GIS) parcel layer as the initial base and compared with the Nye County Assessor’s database landuse code.⁵¹ The existing land use designations are shown in Table 4.

Table 4. Existing Land Use Designations.

CATEGORY	DESIGNATION	CODE	DESCRIPTION
AGRICULTURE	Agriculture	AGR	Rural areas including Irrigated and non-irrigated pastures and crop lands.
COMMERCIAL	Commercial	COM	Professional office and services, retail uses (e.g. shopping, gas stations, casinos, hotels/motels, and RV parks).
FEDERAL LANDS	Special Management Area	SMA	Federally managed lands withdrawn or designated (e.g., National Parks, wilderness study areas, Special Recreation Management Areas).
INDUSTRIAL	Industrial	IND	Manufacturing, processing, construction industries, salvage yards, outdoor storage, hazardous waste disposal sites.
	Mining	MIN	Areas where mining operations have been conducted, including land excavations, workings, mining waste, and areas with structures, facilities, equipment, machines, tools used in mining operations.
OPEN SPACE/PARKS	Open Space	OSP	Parks, playgrounds, cemeteries, preserves and cultural areas (e.g., Carrara townsite and cement plant ruins).
PUBLIC FACILITIES	Public Use Facility	PUF	Town offices and community facilities, emergency services, schools, medical clinics, churches, public shooting ranges, airports.
RESIDENTIAL	Single Family Residential	SFR	One (1) Single family unit
	Multiple Family Residential	MFR	Two (2) or more single family units, duplexes, and apartments, inclusive of multi-residential parking.
	Manufactured Home Park	MHP	Ten (10) or more manufactured home units.
UNDEVELOPED	Undeveloped	UND	Land that has not been built on.
UTILITIES	Utilities	UTL	Facilities serving power, water treatment, public water system wells and water storage, communications, wastewater treatment, and solid waste transfer stations.

⁵⁰ Nye County GIS Browser at URL <http://nyenv.mygisonline.com> aerial photography and oblique high resolution aerial photography; publicly available 1m or better resolution aerial imagery, street maps, and 3-D visualizations.

⁵¹ Data as of October 9, 2013.

Table 5. Summary of acreage statistics by land use designations.

EXISTING LAND USE DESIGNATION	TOTAL ACRES	PERCENT
AGR - Agriculture	556	0.12%
COM - Commercial	165	0.04%
IND - Industrial	696	0.15%
MFR - Multiple Family Residential	101	0.02%
MHP - Manufactured Home Park	32	0.02%
MIN - Mining	2,727	0.60%
OSP - Open Space	777	0.17%
PUF - Public Use Facilities	203	0.04%
SFR - Single Family Residential	221	0.05%
SMA - Special Management Area	131,684	29.1%
UND - Undeveloped	314,852	69.6%
UTL - Utilities	94	0.02%
	452,107	100%

Most of the land within the Beatty town boundary is public land and managed by the BLM, NPS or the state of Nevada. Only about 2.35% of the land is privately owned (Figure 2).

Table 5 presents a summary of acreage statistics by existing land use designations. The existing land use map (Figure 9) and acreage table show that most of the land within the Beatty town boundary is undeveloped (~69%) and that ~29% is specially managed public land (e.g., Death Valley National Park, Grapevine Wilderness Study Area, and Rhyolite withdrawn and Special Recreation Management Areas). The remaining existing land use designations only make up about 1.2% of the area.

Developed areas are mainly concentrated in the original Beatty Historic Townsite. Figure 8 provides a map of public buildings, facilities and public parks within the original townsite. Proximal to the Beatty townsite are the Beatty airport, US Ecology, the historic town of Rhyolite and several mines and mining related activities.

Agricultural and ranching uses are primarily located in the Oasis Valley area north of the townsite. There are extensive areas of native range and improved pasture, as cattle ranches are the principle agricultural use. Two large open space areas, TNC's Torrance Ranch and Parker Ranch Preserves, are prominent projects in the Oasis Valley. TNC is working in conjunction with the Beatty community to restore the wetland habitats at these and other sites along the Amargosa River.

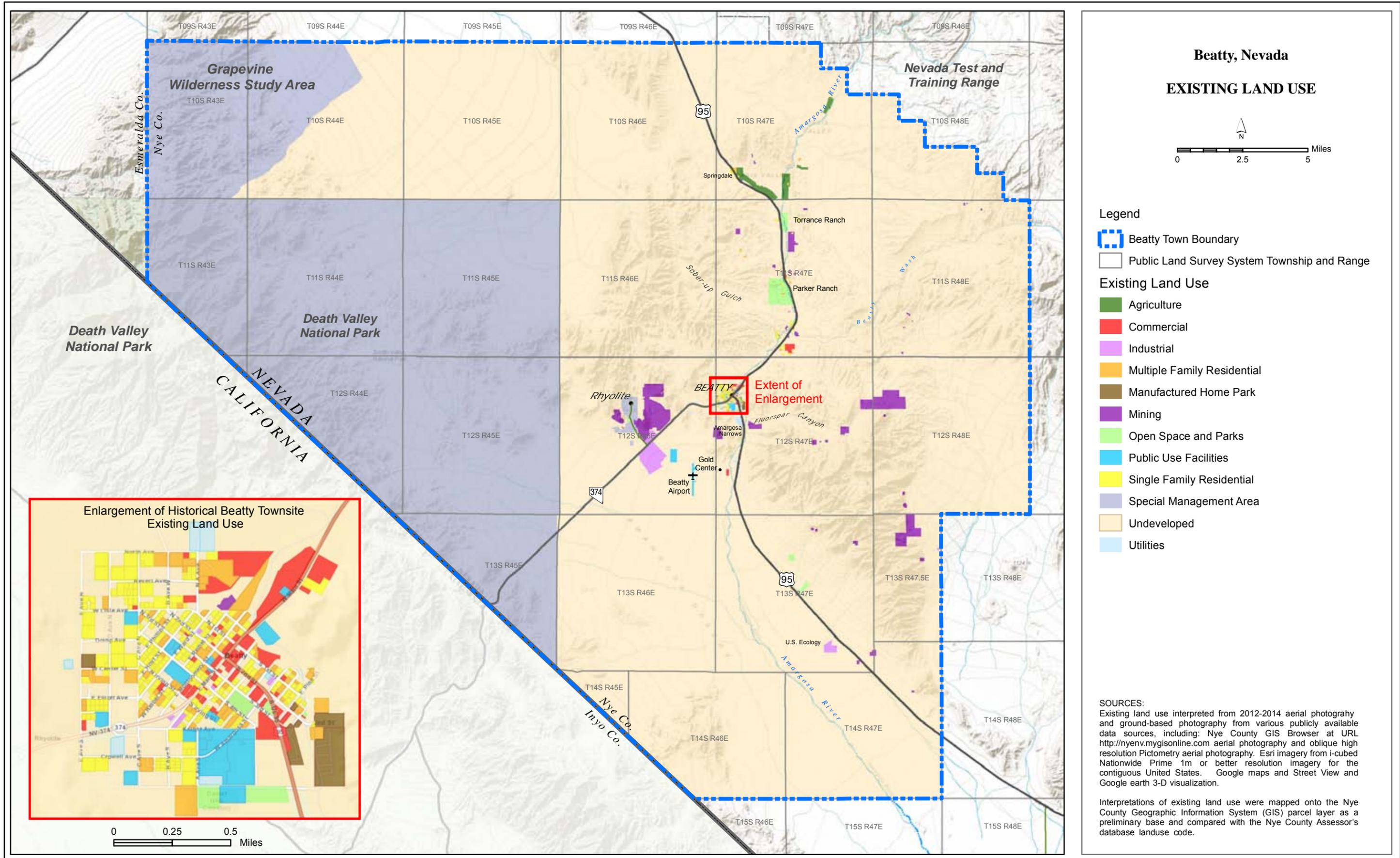


Figure 9. Existing Land Use.

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Future Land Use Map

A future land use map was developed to graphically represent the pattern of future development that Beatty envisions. Several considerations were factored into the development of the future land use map, such as existing land use patterns and locations, open spaces, neighborhood appropriateness, protection of views and vistas and flood damage mitigation. The future land use map includes land use designations to guide future growth and development, while providing flexibility.

A GIS was used to analyze geospatial data to develop the Future Land Use map. Primary GIS datasets included: existing land use, land status (e.g., private or public lands) parcel boundaries, roads, floodprone areas, well head protection areas, sensitive, threatened and endangered species habitat potential, current and proposed BLM disposal lands, viewsheds and slope.

Considerable efforts to garner community inputs and opinions were expended, which have been heavily factored into this Land Use Plan. The Land Use Element of this Plan is designed to promote sound land use decisions. The pattern of land uses—their location, mix, intensity and density—is a critical component of the character of the community. The future land use map is intended to provide sufficient land for a variety of uses and to locate these various uses appropriately in order to reduce the costs of providing adequate public facilities and long-term maintenance of such facilities.

In accordance with the Federal Land Policy and Management Act (FLPMA) of 1976, BLM lands are included in the Future Land Use map in order to facilitate coordinating the use, planning and management of the federally managed lands within Beatty. BLM planning regulations⁵² require that BLM RMPs be consistent with officially approved or adopted resource-related plans of other federal, state, local and tribal governments.

This Plan and future land use map will provide a means for Beatty and Nye County to participate in the on-going BLM RMP updates and to provide clear guidance to the BLM as to Nye County's public land goals and policies in Beatty.

Future Land Use Designations

The future land use designations that were developed for Beatty are shown in Table 6. These designations were used to map future land use shown in Figure 10. A table listing the acreage statistics by future land use designation is also presented in Figure 10.

⁵² FLPMA Section 202(c)⁵² sets forth the "criteria for development and revision of land use plans." Section 202(c)(9) of FLPMA governs BLM Planning and directs the BLM to give consideration to appropriate state, local and tribal plans in the development of federal land use plans for public lands. Section 202(c)(9)⁵² refers to the coordination status of a county which is engaging in land use planning and requires that the "Secretary [of interior] shall" "coordinate the land use inventory, planning and management activities... with the land use planning and management programs of other federal departments and agencies and of the State and local governments within which the lands are located."

Table 6. Future Land Use Designations.

CATEGORY	DESIGNATION	CODE	OWNERSHIP
PUBLIC LANDS	Multiple Use Area	MUA	BLM
	Resource Conservation Area	RCA	BLM, TNC
	Special Management Area	SMA	BLM, NPS, Nye
AGRICULTURAL	Agricultural Production Area	APA	Private, BLM
RESIDENTIAL	Rural Density Residential	RDR	Private, BLM
	Low Density Residential	LDR	Private
MIXED USE	Historical Development Area	HDA	Private, BLM
	Rural Development Area	RDA	Private, BLM
	Special Plan of Development	SPD	Private, BLM
PUBLIC FACILITIES	Community and Utility Facilities	CUF	Private, BLM
	Open Space, Parks and Recreation	OPR	Private, BLM
INDUSTRIAL	Rural Industrial Area	RIA	Private, State, BLM

Descriptions and objectives for each of these future land use designations are as follows:

1. Public Lands: The three land use designations in this category pertain to public lands managed by the BLM, NPS, Nye County, and a special case of lands protected by TNC:

a. MUA: Multiple Use Area (BLM)

The purpose of MUA is to identify public lands within the Beatty town boundary that are managed by the BLM and have:

- 1) not been identified as suitable or requested for disposal, or,
- 2) not been identified in this Plan as another future land use designation (e.g., Special Management Area or Resource Conservation Area).

These public lands are managed for multiple use⁵³ and may remain under Federal agency management for the long-term. MUA designated lands are subject to possible identification for disposal at a later time, or may be used for Recreation and Public Purposes (R&PP) through lease actions. Nye County, in coordination with the BTAB and in concert with BLM, shall review and provide comment on all such R&PP actions and/or permitting requirements for compliance with the goals and policies of the Nye County Comprehensive/Master Plan, the Beatty Area Plan and the BLM Resource Management Plans of the Southern Nevada and the Battle Mountain Districts. The reviews will be conducted to ensure any use, temporary or permanent, will not jeopardize or negatively impact Beatty's historical, scenic, archaeological, habitat, cultural, water resources, air quality, noise and night skies.

⁵³ The Federal Land Policy and Management Act of 1976 (FLPMA) declared it the policy of the United States that: "...the public lands be retained in Federal ownership, unless as a result of the land use planning procedure provided in this Act, it is determined that disposal of a particular parcel will serve the national interest..." Through FLPMA, Congress made it clear that the public lands should be held in public ownership and managed for "multiple use," defined as: "...the management of the public lands and their various resource values so that they are utilized in the combination that will best meet the present and future needs for the American people..."

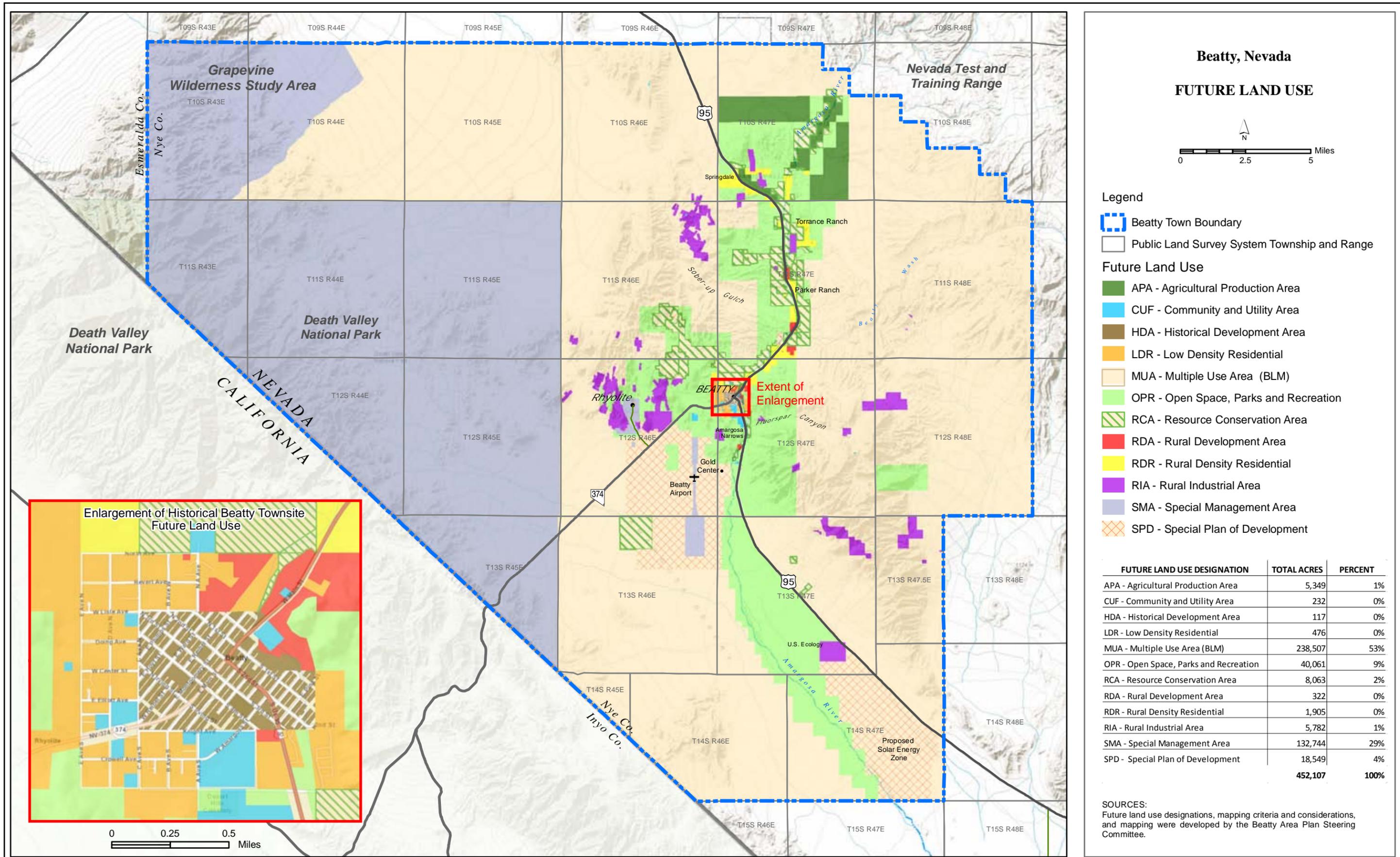


Figure 10. Future Land Use.

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b. RCA: Resource Conservation Area (BLM)

The purpose of the RCA designation is to identify areas of high ecological value on public lands. These areas should be protected from most types of development and managed to protect and preserve habitat areas for rare and indigenous flora and fauna, such as the Amargosa Toad, Speckled Dace, Important Bird Areas and flyways, and the desert tortoise. Any use of these areas will require careful planning and design. Generally, the RCA designation is assigned to public lands, with the exception of the private parcels in Beatty that have been established for the explicit purpose of resource conservation (e.g., Nature Conservancy's Torrance Ranch and Parker Ranch Preserves).

The RCA designation is also applied to public lands (both disposable and non-disposable) to identify areas that are within the Source Water Protection Areas (SWPA)⁵⁴ identified in the Nye County Community Source Water Protection Plan⁵⁵. Land uses within these areas must be managed to ensure long-term protection of the community water supply.

Protection and preservation of historical and cultural resources within Beatty is a key planning objective. The RCA designation is applied to areas on public lands (both disposable and non-disposable) that are considered to be important historical, scenic, archaeological, or cultural resources within the Beatty town boundary (e.g. historical Carrara townsite and cement plant ruins).

c. SMA: Special Management Area (Federal and County Lands)

The purpose of the SMA designation is to acknowledge: 1) public lands that have been identified for conservation protection measures;⁵⁶ 2) to protect the Beatty airport from future incompatible development;⁵⁷ and, 3) to protect the Rhyolite Historic Site.⁵⁸

⁵⁴ SWPAs are comprised of the land surface surrounding, and area beneath, a water supply source (ground water, surface water, or spring) in which activities and land uses must be managed in order to protect the water supply. Wellhead protection areas (WHPAs) are those that specifically surround a well and are a subset of SWPAs; however, these terms can be used interchangeably. The protection area is generally represented on the land surface as a circular or elliptical shape around the water supply source. The areas are typically computer generated models that outline the anticipated distance traveled by a particle of water entering the water supply over a fixed period of time (Time of Travel). SWPAs are prepared to allow communities to plan for and respond to situations in which contamination occurs.

⁵⁵ 2012, Community Source Water Protection Plan for Public Water Systems in Nye County, Nevada. http://www.nyecountywaterdistrict.net/attachments/File/documents/2012_Final_CSWPP_for_PWS_in_Nye_County.pdf

⁵⁶ According to Section 302(a) of FLPMA, the National System of Public Lands is to be managed under the principles of multiple use and sustained yield "except that where a tract of such public land has been dedicated to specific uses according to any other provisions of law it shall be managed in accordance with such law." This section of FLPMA directs that when an area of public land is set aside by a presidential proclamation issued under the Antiquities Act of 1906 or an act of Congress, the designating language is the controlling law. Therefore, as a general rule, if the management direction of the proclamation or act of Congress conflicts with FLPMA's multiple use mandate, the designating language supersedes that section of the FLPMA.

- The President is authorized under the Antiquities Act of 1906 to create National Monuments on federal lands
- Congressional designation authority includes: National Parks, National Conservation Areas, National Wilderness Areas, National Wild and/or Scenic Rivers, National Scenic Trails and National Historic Trails.
- Administrative designations include: Wilderness Study Areas, Areas of Critical Environmental Concern (ACEC), Outstanding Natural Areas (ONA), Research Natural Area (RNA), Special Recreation Management Areas (SRMA) and Extensive Recreation Management Areas (ERMA).

⁵⁷ Nye County Airports, Airport Safety General Overlay Districts.

There are two federally designated areas within Beatty that fall under the SMA designation: 1) Death Valley National Park and 2) Grapevine Mountains Wilderness Study Area (WSA). Death Valley National Park is managed by the National Park Service and has over 90% of its land designated as wilderness.⁵⁹ Grapevine Mountains WSA,⁶⁰ located about 20 miles northwest of Beatty, covers 66,800 acres and is managed by the BLM Battle Mountain Field Office.

The SMA designation has been applied to the Airport Critical Areas – High and Medium Restriction zones identified in the Beatty Airport Land Restriction Plan. This designation was applied in order to comply with Federal Aviation Administration (FAA) regulations and guidelines to help ensure airport safety and protect Beatty’s public use airport from the effects of incompatible development. This area includes lands predominantly owned by the BLM, and the airport runway area owned by Nye County.

As part of the 1997 Tonopah Resource Management Plan, 425 acres of BLM-managed lands around the Rhyolite Historic townsite were identified as a Special Recreation Management Area (SRMA).⁶¹ Specific management determinations for the Rhyolite SRMA have been determined.⁶²

Effective May 20, 2003 Public Land Order 7566 withdrew 277 acres of public lands from surface entry and mining for a period of 20 years for the BLM to protect the Rhyolite historic site. These public lands are withdrawn from settlement, sale, location, or entry under the general land laws, but not the mineral leasing laws.⁶³

2. AGRICULTURAL: There is one agricultural designation, as follows:

a. APA: Agricultural Production Area

The purpose of APA designation is to identify productive agricultural and ranching lands and to protect these areas from fragmentation and encroachment by incompatible uses. The APA designation denotes areas that are used for extensive agricultural production but not intensive agricultural uses (e.g., Concentrated Animal Feed Operations [CAFOs]).⁶⁴

⁵⁸ BLM Public Land Order No. 7566 “Withdrawal of Public Lands to Protect the Rhyolite Historic Site.”

⁵⁹ Retrieved from URL <http://www.death.valley.national-park.com/info.htm> on July 25, 2012.

⁶⁰ A WSA is designated by a federal land management agency as having wilderness characteristics, making it worthy of consideration by Congress for wilderness designation. While Congress considers whether to designate a WSA as permanent wilderness, the federal agency managing the WSA must manage it as a wilderness.

⁶¹ SRMAs are areas where the presence of high-quality natural resources, and current or potential recreational use, warrant intensive recreation management.

⁶² The Rhyolite area will be managed to protect historic structures for public uses; land disposal will not be allowed; no land uses will be authorized which are incompatible with the area’s values; vehicle use will be limited to existing roads and trails; signing and barricades will be provided to exclude people from unsafe structures; mineral leasing with no-surface occupancy stipulation will be allowed, but portions of the area will be withdrawn from mineral entry (1997 BLM. RMP and ROD, p. 17).

⁶³ The withdrawal made by this order does not alter the applicability of those public land laws governing the use of the lands under lease, license, or permit, or governing the disposal of the mineral or vegetative resources other than under the mining laws.

⁶⁴ CAFOs are not considered a use by right.

3. RESIDENTIAL: There are two residential designations, as follows:

a. **RDR: Rural Density Residential**

The purpose of RDR is to designate areas for very large lot residential housing and associated similar uses in a rural setting. The distinction of this category is that development and service standards are related to very low density residential standards. Development densities permit private wells and individual sewage/septic disposal systems (ISDS). Schools, churches and public facilities may be located in RDR designated areas where supporting infrastructure allows.

b. **LDR: Low Density Residential**

The purpose of LDR is to designate areas for residential uses on large lots, along with open spaces and community facilities at densities consistent with rural lifestyles. The distinction of this category is that the development and service standards are related to low density large lot residential standards. Development densities permit private wells and ISDS systems. Agricultural uses are allowed in LDR areas, including raising livestock on lots 1 (one) acre in size or greater.

4. MIXED USE: There are three mixed use designations, as follows:

a. **HDA: Historical Development Area**

The purpose of HDA is to designate medium to higher intensity/density mix of uses located in and around the historical Beatty townsite. The HDA is designed to promote neighborhoods that contain a wide range of housing, business services and community facilities such as parks, schools and libraries and the necessary infrastructure to support the development. The distinction of this area is that the historical pattern of development provides for a compact mix of commercial and residential uses, narrow lots, wide rights-of-way and the use of alleys. Within the HDA, connection to water or sewer is a requirement. Flexibility in design to utilize the existing lot configurations or structures is encouraged.

b. **RDA: Rural Development Area**

The purpose of the RDA is to define a commercial, service/business category intended to provide limited commercial service/business opportunities in appropriate locations outside of the HDA, offering convenient access to goods and services for residents and visitors. The RDA is designed to provide goods and services, along with compatible residential densities, open spaces, community facilities and amenities at intensities/densities consistent with the availability or lack of available infrastructure necessary to support the business activity and associated uses. Connection to water or sewer may or may not be feasible. Therefore, property development may require significant investment to provide needed infrastructure, including water and sewerage facilities.

c. **SPD: Special Plan of Development**

Uses of properties designated as SPD require an additional level of public review and/or licensing process for approval. The nature of development taking place upon SPD

designated properties may be subject to a Development Agreement pursuant to NCC 16.32.⁶⁵ The SPD designation is applied to both private and public lands.

5. PUBLIC FACILITIES: There are two Public Facility designations, as follows:

a. CUF: Community and Utility Facilities

The purpose of the CUF designation is to identify areas for community related civic uses and utility facilities. These areas provide facilities and services to meet the health, safety, social, governmental and educational needs of the community. Civic related facilities include, but are not limited to, governmental offices and maintenance facilities, community services, senior centers, schools, libraries, emergency management facilities, civic organizations and churches. Utility related facilities include, but are not limited to, structures supporting electric distribution and transmission, water/stormwater storage, treatment and distribution, and communications.

b. OPR: Open Space, Parks and Recreation

The purpose of the OPR designation is to identify areas for public open spaces for natural hazard protection, scenic resource protection, habitat conservation and recreational opportunities. These lands should be managed for their outstanding open space values, flood hazard potential, or other unique features for the long-term. OPR lands are required in order to achieve objectives regarding environmental quality and to promote a system of interconnected regional open spaces. This includes a network of parks, trails, desert belts and other recreational areas as identified in the 2009 Beatty Open Space Plan and this Plan.

6. INDUSTRIAL: There is one industrial designation, as follows:

a. RIA: Rural Industrial Area

The purpose of the RIA designation is to identify areas for business development of an industrial nature, including: mining, manufacturing, processing, warehousing, construction industries, production, wholesale trade, storage yards, transportation facilities, junk and salvage yards and other similarly styled activities that may be compatible with commercial activities, but are typically incompatible with residential uses.

The RIA designation is intended to create an environment in which industrial operations may be conducted with minimum impact on the surrounding land uses. Limited residential, (caretakers dwelling) and commercial office uses, which support the primary industrial activities are allowed. It is anticipated that development within the RIA designation is sited along appropriate roadways that can, or will be, developed to handle the specific type of industry traffic. Public utilities may or may not be available; therefore, development of commercial wells and or commercial sewage disposal systems can be a requirement of development in the RIA areas.

⁶⁵ Nye County Code Chapter 16.32 “Development Agreements” effective after September 27, 2004.

LAND USE GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

Residents and community leaders in Beatty seek policies that will allow the community to grow by balancing economic development, conservation of the limited natural resources and protection of the natural environment, by focusing new development where public services, utilities, roads and other infrastructure are readily available to support development. The Town will continue to be a self-sufficient community, intent on protecting natural resources and historical amenities while allowing for responsible and well-designed development.

Through effective land use planning, Beatty can continue to improve upon public health, safety and welfare while providing predictability in the development process.

Plan Implementation

GOAL IMP-1: The BTAB will collaborate with the Nye County BOCC to implement this plan, to ensure Beatty’s goals are being met, and to establish and maintain consistency between this Plan and any future ordinances.

Policy IMP-1a: The BOCC should seek recommendations from the BTAB on planning-related issues pertaining to Beatty, to assure that consideration is given to the Beatty Area Plan.

Policy IMP-1b: Development proposals should be consistent with the Plan policies, the land use plan, the Division of Land Ordinance⁶⁶ and future adopted land use regulations.

Policy IMP-1c: All ordinance changes or Capital Improvement Programs shall be reviewed for conformance with the expressed goals, policies and maps of this Plan.

Policy IMP-1d: Land Use maps and other appropriate documents should be updated when changes occur and these changes should be highlighted and distributed to all appropriate County agencies.

Policy IMP-1e: The BTAB should formulate programs and policies to maintain the relevance of the Beatty Area Plan document.

Land Use Development - General

GOAL LUD-1: Leverage existing economic development resources that will allow Beatty to grow and respond to changing economic forces and demand for housing, jobs and infrastructure in a way that protects local quality of life and Beatty’s small town character.

Policy LUD-1a: Maintain consistency between this Plan, land development proposals, and any future ordinances and regulations.

⁶⁶ NCC Chapter 16.20 “Division of Land.”

- Policy LUD-1b: Require development to pay for itself by the use of impact fees, Development Agreements, off site improvement charges and other legal devices.
- Policy LUD-1c: Require development to bear the costs of installing needed infrastructure.
- GOAL LUD-2: Identify lands that are suitable for industrial, commercial, schools, parks and open space, habitat protection, agriculture, as well as residential development.
- Policy LUD-2a: The BOCC, in coordination with the BTAB, should:
- Retain existing commercial and industrial uses and support additional commercial and industrial areas, where appropriate. Development should be promoted in close proximity to existing services and roads and ensure that adequate infrastructure is available.
 - Work with state and federal economic development agencies to identify potential industrial and commercial land uses that are suitable for development.
 - Facilitate the conversion of the federally managed BLM lands within Beatty into private ownership for economic development opportunities in accordance with the land use policies as set forth in this plan.
 - Encourage preservation and buffering of agricultural land, as it is critical to maintaining a healthy balance of land uses.
- GOAL LUD-3: The BOCC, in coordination with the BTAB, should ensure that new development is compatible with existing and planned developments.
- Policy LUD-3a: Review applications for discretionary permits to determine and ensure consistency with the policies of this Plan. Reviews should include, but not be limited to Area Plan amendments, tentative subdivision maps, parcel maps and Development Agreements.
- Policy LUD-3b: Consider community character, environmental impact, potential impairment of natural resources, public health, public safety, aesthetics, and efficient provision of services for all development proposals.
- Policy LUD-3c: The community favors very large lot residential uses in remote areas where access to county-provided services is limited.

- GOAL LUD-4: Provide a balance of land uses.
- Policy LUD-4a: Maintain a supply of land that is planned for a variety of housing types, employment opportunities and civic purposes.
 - Policy LUD-4b: Provide quality civic and recreational facilities.
 - Policy LUD-4c: Protect environmentally sensitive areas.
 - Policy LUD-4d: Encourage historical architectural patterns in contemporary construction in order to connect with the Town’s cultural history.
- GOAL LUD-5: Promote infill development where feasible and appropriate.
- Policy LUD-5a: Encourage infill and re-development in the HDA at densities compatible with the established neighborhood character on parcels that can be served by water and sewer infrastructure.
 - Policy LUD-5b: Discourage development of private, gated communities which can fragment neighborhoods and erode the sense of community. Walled communities are not consistent with the prevailing pattern of development within Beatty.
- GOAL LUD-6: Beatty seeks to manage traffic and accommodate transportation needs, but to do so in a manner consistent with community character and historic values.
- Policy LUD-6a: Improve upon the transportation system through incorporation of bikeways, pedestrian amenities, safe-school routes through neighborhoods and improving neighborhood connectivity, while minimizing impacts from the two multi-lane highways (i.e., US 95 and State Route 374) that bisect the community.
 - Policy LUD-6b: Employment and service centers should be encouraged to be appropriately located to minimize public expenditure of county-provided services.
 - Policy LUD-6c: Higher intensity developments (both residential and commercial) should support alternative transportation options, including bikeways and pedestrian amenities. Provisions for additional transportation options can extend the longevity of existing infrastructure, while expanding transportation choices.
 - Policy LUD-6d: Mining and industrial process facilities should be encouraged to locate where they will have minimal impact on local streets and rural roads.

Public Lands - General

The unincorporated town boundary area is divided between two different BLM District Boundaries; the Battle Mountain District and the Southern Nevada District (Figure 2), both of which are updating their RMPs.⁶⁷

The predominance of public lands within Beatty restricts community expansion and economic development, while providing substantial acreage for habitat protection, community open spaces and recreational opportunities. The community has addressed these issues by identifying appropriate public lands for disposal that are desirable for economic development and/or community expansion (housing, schools and public facilities). They have also identified lands that are critical for habitat protection and should remain under federal management for the long term. Sensitive natural areas are important from an environmental prospective, but they can also be significant contributors to the special character of Beatty's historical small town and rural areas.

Multiple Use Area (MUA) Goals

GOAL MU-1: Appropriate public lands surrounding the unincorporated town boundary should be identified as suitable for disposal in the BLM Resource Management Plans.

Policy MUA-1a: Prepare a long range plan that identifies suitable areas for disposal and pursue those disposals through BLM's joint selection process.

Policy MUA-1b: Increase opportunities for local economic development by selectively increasing the amount of privately owned and locally managed land within the Beatty town boundary by selling disposable public lands.⁶⁸

Policy MUA-1c: Public lands should continue to be made available for state and local purposes.

Policy MUA-1d: Public land disposal should be in conformance with this local land use plan.⁶⁹

GOAL MUA-2: Ensure that the development of the federal initiatives related to the public lands located within the unincorporated town boundary is in line with the goals and policies of this Plan.

Policy MUA-2a: The BOCC should work with the BTAB to ensure that land use for new projects on public lands is reviewed for consistency with the Beatty Area Plan.

⁶⁷ The RMP guides BLM's land use planning and management decisions regarding the use of public lands. As of December 13, 2010, the BLM Battle Mountain District Office has begun developing an update to its RMP and Draft Environmental Impact Statement (DEIS), which covers a portion of the Beatty area. The Southern Nevada District Office has also begun an update of the Resource Management Plan and anticipates completion in FY 2014.

⁶⁸ Nye County Comprehensive/Master Plan, 2011, p. 9

⁶⁹ Nye County Comprehensive/Master Plan, 2011, p. 9

Resource Conservation Area (RCA) Goals

- GOAL RCA-1: Protect and preserve the quality of the environment and economic, cultural, ecological, scenic, historical and archeological values; protect and preserve wildlife habitat and certain lands in their natural condition and provide for a long term benefit, including economic benefits, for the residents of Beatty.
- Policy RCA-1a: Identify lands integral to the preservation of environmentally and ecologically significant habitats that should be protected from the impacts of development.
- Policy RCA-1b: Ensure that development adjacent to RCA areas is managed to protect the long-term integrity of habitats and biological communities through land use controls, incentives and innovative funding mechanisms.
- GOAL RCA-2: Protect and preserve habitat areas for rare and indigenous flora and fauna, such as the Amargosa Toad, Speckled Dace, Important Bird Areas and flyways, and the desert tortoise.
- Policy RCA-2a: Any use of these areas will require careful planning and design.
- GOAL RCA-3: Manage public lands (both disposable and non-disposable) within the Source Water Protection Areas (SWPA) identified in the Nye County Community Source Water Protection Plan. These must be managed to ensure protection of the water supply.
- Policy RCA-3a: Develop a review process that recognizes the importance of SWPA's when considering all development-related proposals.
- Policy RCA-3b: Identify potential impacts to SWPA's as part of the development review process.
- Policy RCA-3c: Develop awareness of Beatty's SWPA's through educational programs.
- GOAL RCA-4: Protect and preserve historical and cultural resources on public lands (both disposable and non-disposable) that are considered to be important historical, scenic, archaeological, or cultural resources within the Beatty town boundary (e.g. historical Carrara townsite and cement plant ruins, cistern, mud mounds, cheese holes).
- Policy RCA-4a: Working with federal, state and local agencies, develop and disseminate educational materials to promote knowledge and understanding of the cultural resources within the Beatty Town boundary.
- Policy RCA-4b: Increase public recognition of important cultural resources through signage, published materials, and events.

Special Management Area (SMA) Goals

GOAL SMA-1: Special Management Areas are important to the future of Beatty's economy and quality of life and should continue to be protected from development or encroachment by non-compatible land uses.

Policy SMA-1A: Areas identified as Special Management Areas in this plan should be preserved and protected from future development. These areas include the Grapevine Wilderness Study Area and Death Valley National Park, Beatty Airport high restriction critical areas; and the Rhyolite Special Recreation Management Areas (SRMAs) and historic protection areas.

Agriculture

GOAL APA-1: Preserve agricultural/ranching lands.

Policy APA-1a: Agriculture and ranching should be preserved in areas where the community wishes to protect, preserve or encourage such activities.

Policy APA-2a: Encourage maintaining very large-lots for residential purposes adjacent to existing or planned farm and ranch lands.

Land Use Residential - General

New housing developments should provide a variety of choices at all economic levels in Beatty. This Plan provides for housing diversity by allowing different housing types and varying sizes of acreages.

GOAL RES-1: Suitable housing should be available for all residents developed at appropriate locations throughout the community in accordance with the land use plan.

Policy RES-1a: Area plan designations should promote a variety of housing types.

Policy RES-1b: The BOCC, in cooperation with the BTAB, should encourage appropriate entities to seek funding for housing assistance programs from state and federal programs for the purpose of repairing existing housing units and construction of new low income and senior housing units.

Policy RES-1c: Promote and support development of sufficient housing in all price ranges to enable residents to obtain housing in the community.

Policy RES-1d: Promote and support efforts by public and private agencies and groups to provide equal opportunity for low and moderate income persons to find suitable housing.

Policy RES-1e: Provide a variety of housing opportunities to prospective residents while preserving the rural community.

Rural Density Residential (RDR)

A range of very-low density rural residential development plays a significant role in the choice of housing options that Beatty has to offer. The community has determined that very large lot rural residential development should continue as an option within the Beatty town boundary.

GOAL RDR-1: Provide land to meet the demand for rural residential housing while ensuring that the development of the land does not negatively affect the rural environment of the area.

Policy RDR-1a: Allow limited residential uses in areas that lack adequate infrastructure, i.e. public water, sewer, utilities and roads.

Policy RDR-1b: Allow hobby farms and produce stands for sales of agricultural related products grown or produced on-site.

Low Density Residential (LDR)

Low density residential development adjacent to the historical townsite is important in maintaining the character of the area by allowing densities up to 1 dwelling unit per acre depending on the character of the surrounding development and the physical attributes of the property.

GOAL LDR-1: Enable a range of low density residential development options in response to market demand, while mitigating any adverse effects due to such development.

Policy LDR-1a: Establish policies that would create a range of minimum residential lot sizes based on available infrastructure.

Policy LDR-1b: Allow low density residential areas where public utilities and services are expected to be expanded.

Policy LDR-1c: Accommodate large lot residential development with livestock privileges on 1-acre or greater, in areas where the physical characteristics of the land are suited for development.

Mixed Use – General

Within the Historical Development Area (HDA) the community desires to continue and promote the compact form of development that offers a mix of residential, civic and commercial uses.

The Town recognizes that business development will help build a strong tax base and provide convenient access to employment and services for Beatty residents. Continued business expansion in areas outside of the HDA will be encouraged at various locations identified within the Town boundary.

Historical Development Area Goals

Goal HDA-1: Encourage compatible infill development in existing or transitional neighborhoods

- Policy HDA-1a: Development should fit the size, scale and intensity of the setting without impairment to the surrounding neighborhood.
- GOAL HDA-2: Pursue strategies to preserve and enhance the unique historical and pedestrian character of the historical townsite.
- Policy HDA-2a: Promote higher density, mixed uses and pedestrian amenities within the historical townsite.
- Policy HDA-2b: Encourage a wide variety of business opportunities including: live-work and home-based businesses within the historical townsite.
- GOAL HDA-3: Beatty intends to grow in an orderly fashion, concentrating higher density residential development within the historical townsite where infrastructure is available and promoting lower densities outside the HDA area.
- Policy HDA-3a: Concentrating development within the historical townsite will ensure development has access to appropriate infrastructure and will serve to create a vibrant community.
- Policy HDA-3b: The BTAB will use the goals and policies of this Plan as a basis for recommendations related to development proposals.

Rural Development Area Goals

- GOAL RDA-1: Ensure there is a positive environment for small businesses.
- Policy RDA-1a: Provide affordable options for local entrepreneurs by permitting accessory residential uses or live/work opportunities in association with light industrial and commercial development where there is minimal impact to the surrounding land uses.
- Policy RDA-1b: Improve the quality of life in the rural areas by encouraging diversification of the rural economy.
- GOAL RDA-2: Diversify the local economy by attracting, promoting and supporting stable and sustainable businesses and industries at appropriate locations within the unincorporated town boundary.
- Policy RDA-2a: Identify appropriate areas for business and industrial development along major transportation corridors within the unincorporated town of Beatty where infrastructure can be made available to support such activity.
- Policy RDA-2b: Encourage commercial development to locate where the community may benefit the most from existing infrastructure investments.

Special Plan of Development Areas

The Special Plan of Development (SPD) designation is applied to areas where growth and development are desired. Development Agreements and site development plans will be encouraged for projects proposed on SPD-designated properties.

Special Plan of Development Goals:

- GOAL SPD-1: The BTAB will collaborate with the BOCC to encourage economic development opportunities in SPD designated properties.
- Policy SPD-1a: Development should be promoted in proximity to existing services to ensure adequate infrastructure is available.
- GOAL SPD-2: Promote and encourage non-polluting developments that support protection of our natural resources, (e.g., water, air, noise and night skies).
- Policy SPD-2a: Ensure that policies do not create barriers for sound development practices.
- GOAL SPD-3: The BTAB will collaborate with the BOCC to encourage Development Agreements and site development plans for projects proposed on SPD designated properties in Beatty.

SPD Beatty Airport Goals:

- GOAL SPD-4: Ensure the continuation of the industrial and commercial character of the airport vicinity.
- Policy SPD-4a: Enhance the regional transportation role of the airport.
- Policy SPD-4b: Encourage the establishment of open space buffers between industrial and airport uses and any residential uses.
- Policy SPD-4c: Support development of an airport Master Plan and continued improvement of the airport.
- Policy SPD-4d: Adopt and implement the Airport Safety General Overlay Districts⁷⁰ and the FAR Part 77 airspace map as applicable to development of the Beatty Airport.
- Policy SPD-4e: Support and maintain the standards established in the Airport Safety General Overlay District guidelines related to the Airport Critical Area Overlay District and Airport Aviation Easement Overlay District.
- Policy SPD-4f: Improvement and/or development plans for properties located within the Beatty Airport Aviation Easement boundary, as defined by the limit of FAR Part 77 airspace, shall be reviewed by the BOCC, in consultation with the BTAB.

⁷⁰ Get citation for PBS&J document as presented to the BOCC

SPD Renewable Energy Goals:

GOAL SPD-5: Development of alternative energy will be encouraged where such development does not encroach upon the community views and vistas or existing residential and commercial/business enterprises.

Policy SPD-5a: All impacts from alternative energy development should be adequately mitigated.

SPD Sexually Oriented Business Goals:

GOAL SPD-6: Ensure that BOCC and BTAB coordinate on appropriate locations for Sexually Oriented Businesses (SOB).

Policy SPD-6a: The community favors the development and implementation of location-based siting criteria for the regulation of SOBs within the unincorporated town boundary.

Policy SPD-6b: Encourage operators of SOBs to negotiate a Development Agreement in accordance with Nye County Code 16.32.

Public Facilities*Community Utility and Facilities Goals:*

GOAL CUF-1: Improve the quality of life for Beatty residents by providing quality community facilities and services to effectively meet the municipal, social and educational needs of Beatty's residents and businesses in a cost-effective manner.

Policy CUF-1a: Ensure that the town can provide an acceptable level of community services that meet the needs of both the existing and projected populations.

Policy CUF-1b: Encourage public and private cooperation/partnerships in planning and financing community facilities.

Policy CUF-1c: Encourage adaptive reuse of existing public facilities if they become obsolete for existing occupants.

GOAL CUF-2: Continue to locate needed community facilities in the historical townsite for improved convenient public access.

Policy CUF-2a: Locate and site utility facilities to minimize negative impacts to the rural character of the area.

Policy CUF-2b: Ensure that utility facilities do not have a negative impact on the visual resources of the community.

GOAL CUF-3: Encourage the development of nutritional and fitness facilities with programs and facilities to meet the needs of all ages.

- Policy CUF-3a: Coordinate all community facilities to serve the entire community needs.
- GOAL CUF-4: Continue to enhance the Town’s community facilities and consider co-location of facilities where feasible.
 - Policy CUF-4a: Ensure that community buildings and services are located so as to offer ease of access, efficiency of services, minimized construction and maintenance costs.

Open Space, Parks and Recreation Goals:

The preservation of the scenic open spaces and valuable historic, cultural and environmentally sensitive areas is intended to enhance the quality of life for residents while expanding the economic opportunities for the community.

- GOAL OPR- 1: Actively expand Beatty’s reputation as a desirable destination community.
 - Policy OPR-1a: Secure the preservation of the area’s historic and scenic open spaces.
- GOAL OPR-2: Improve Beatty’s aesthetic appeal, economic growth and recreational opportunities through open space planning.
 - Policy OPR-2a: Promote new recreational opportunities to enhance the economic and social life of the community.
 - Policy OPR-2b: Identify and promote historic sites throughout the community.
- GOAL OPR-3: Preserve and enhance the value of wetlands and their associated habitats for their environmental, groundwater recharge, aesthetic, educational, recreational purposes.
 - Policy OPR-3a: Protect habitat for a diversity of plant and animal species.
 - Policy OPR-3b: Protect wetlands, stream corridors and ecologically important habitats.
 - Policy OPR-3c: Encourage development of appropriate recreational activities within known sensitive habitat areas.
- GOAL OPR-4: In order to accommodate desirable growth, identify areas that should be retained for open space.
 - Policy OPR-4a: Maintain open vistas and minimize the visual impact of hillside development.

GOAL OPR5: Develop a comprehensive system of trails that integrates other recreational facilities and destinations, public lands, and contributes to the preservation and implementation of the community character.

Policy OPR-5a: Promote a system of trails designed to accommodate pedestrian, equestrian, bicycle, and off-highway vehicles.

GOAL OPR-6: Implement a community-wide Open Space education program that provides for increased protection for the area's wetlands, floodplains, steep slopes, wildlife habitat areas and unique geological features.

Rural Industrial Area (RIA)

These goals and policies support the development of community industrial business activities and associated uses, so that conflicts between incompatible land use activities are minimized.

GOAL RIA-1: Encourage development of industrial and manufacturing uses that conform to this Plan.

Policy RIA-1a: New industrial development should be encouraged as long as the costs of county-provided services and infrastructure can be mitigated.

Policy RIA-1b: Industrial development should be encouraged in appropriate locations.

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